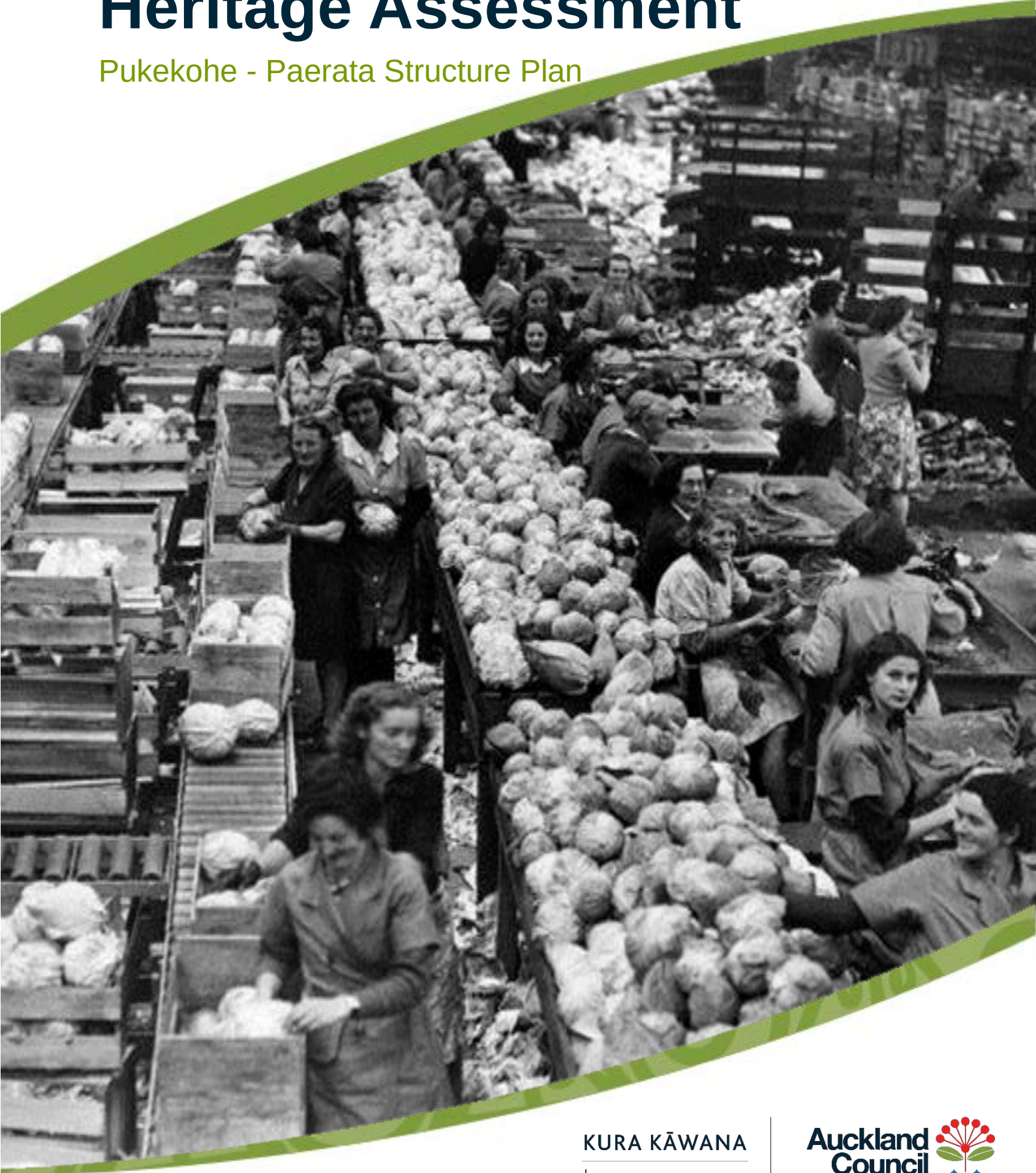


Preliminary Historic Heritage Assessment

Pukekohe - Paerata Structure Plan



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Preliminary Historic Heritage Assessment

Pukekohe – Paerata Structure Plan

Version: August 2017

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*Cover image: Zoom in on the interior of the food dehydration plant in Pukekohe during World War II, November 1944.
Reference number: PAColl-0783-2-0009. National Library of New Zealand.*

Table of contents

1. Executive summary	4
2. Introduction	5
2.1 Purpose	5
2.2 Study area	5
3. Methodology	6
3.1 Approach	6
3.2 Scope	6
3.3 Community consultation	7
4. Statutory and non-statutory context	7
4.1 Statutory	7
4.2 Non-statutory	8
5. Historical development overview	10
6. Historic heritage places	11
6.1 Protected places	11
6.2 Recorded places	11
7. Vision statement and aspirational message	11
8. Issues and opportunities	12
9. Recommendations	13
10. Conclusions	13
Appendix 1 – Historic Context Statement from Pukekohe Heritage Survey	
Appendix 2 – Paerata Historic Heritage Assessment	
Appendix 3 – Pukekohe West End Historic Heritage Assessment	
Appendix 4 – Scheduled historic heritage places	
Appendix 5 – Recorded places	
Appendix 6 - References	

1. Executive summary

The Pukekohe - Paerata Structure Plan is a 30-year vision for the urbanisation of portions of the rural areas currently surrounding these two locations. The structure plan is supported and informed by a number of specialist topic papers, including this report addressing historic heritage.

This report provides recommendations based on a high-level issues and opportunities analysis; with appendices outlining the historical development of the area, and currently recorded and scheduled historic heritage places.

Key issues that affect historic heritage include:

- places of potential historic heritage value yet to be identified, recorded or protected
- the shift of the historic landscape context from rural to urban
- integrating historic heritage into new development in a meaningful way.

Recommendations include:

- Producing a prioritised places of interest list, and where appropriate, evaluating high priority places. If the place meets the criteria and thresholds in the Auckland Unitary Plan (AUP) section B5.2.2; recommend the place for scheduling through a plan change.
- Include additional places identified on the Cultural Heritage Inventory (CHI) or ArchSite database, where appropriate.
- Explore commissioning a heritage interpretation plan for the area, including ideas for place-shaping, place-naming, colour schemes, design references, public artworks and other heritage interpretation. This may also include exploring commissioning design guidelines to help shape new development in a way that respects and/or recognises existing historic heritage values.
- Engage with the community and key stakeholders to help expand on historical information and the identification of potential places of historic heritage value.

2. Introduction

2.1 Purpose

Pukekohe and its surrounding area are identified as a satellite town, in both the Auckland Plan and the AUP. It is anticipated there will be significant growth. Auckland Council is developing a structure plan to help guide development in these areas.

This historic heritage assessment aims to provide an overview of historic heritage values, issues, opportunities and recommendations to guide decision-makers when land is rezoned from Future Urban to more intensive zonings.

2.2 Study area

The Structure Plan specifically addresses the areas within the Future Urban Zone (FUZ) in the AUP in and around Pukekohe (see figure 1). The FUZ is a transitional zone, applied to greenfield land, identified as suitable for future urbanisation.

This historic heritage assessment however, takes a broader approach and also considers places surrounding the FUZ, recognising that historic heritage places and historical events are often not bound by delineated boundaries. Areas beyond the FUZ can have important historical and/or geographic connections to the direct Structure Plan area.

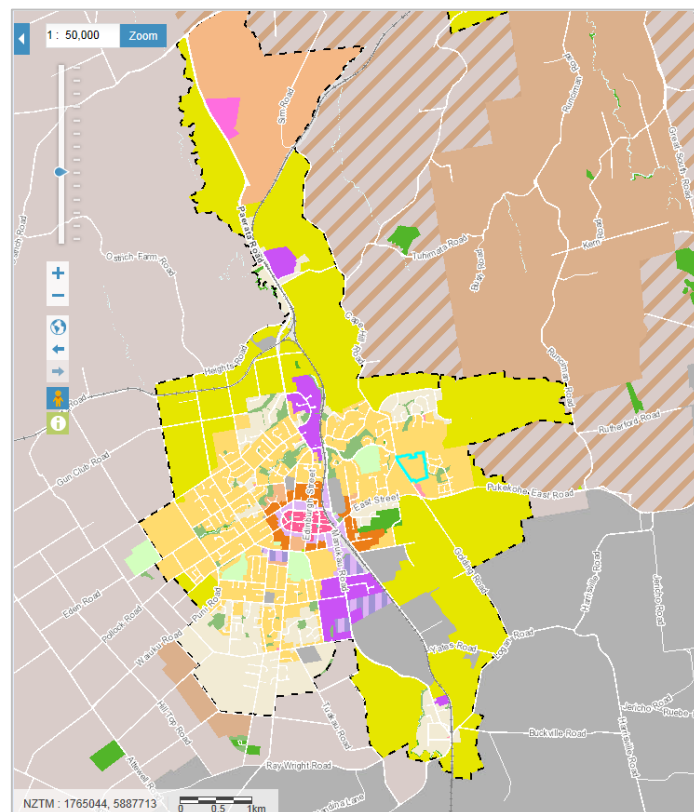


Figure 1: The Pukekohe Structure Plan area is defined by the FUZ land delineated in bright yellow. Extract from Auckland Council GIS, AUP zoning overlay.

3. Methodology

3.1 Approach

This report is based on a desktop analysis and field work. In recent years, a considerable amount of work has been undertaken in the study area for various plans and projects. This report does not seek to repeat or reproduce that work, but rather, cross-references and appends it where appropriate. In particular, this report is informed by the Pukekohe Heritage Survey, 2014, which is in part appended to this report.

This report and its attachments are a high-level overview of the historical development and heritage values of the area. Due to the timeframes presented, detailed archival research was undertaken on specific historical themes and only some key individual sites that relate to the themes.

The desktop analysis was supported by site visits to the study area as part of the Pukekohe Heritage Survey and development of this structure plan report. These surveys were often conducted by car as the area is predominantly rural. In some instances, this environment also restricted the ability to view and document sites. In limited instances, interiors of buildings were examined where the opportunity arose. Photographs, which are not included as part of this report, have been compiled and recorded in council's heritage files.

A broader places of interest list has been produced through the Pukekohe Heritage Survey, 2014. A key outcome through this structure plan will be a further refined places of interest list, relating to the FUZ land, as part of the following stages of the process. The level of known or accessible information will be one of the driving factors in determining which places will be taken forward.

This report has been prepared in conjunction with consideration and input into the Drury - Opaheke Structure Plan.

3.2 Scope

In scope:

- built and archaeological historic heritage places
- places located both within and close to FUZ land.

3.3 Community consultation

The community, local board, local groups and organisations, landowners, and iwi have not been directly consulted during the preparation of this report. Some liaison with representatives of heritage interest groups (Franklin Heritage Forum and Franklin Historical Society) was undertaken as part of the Pukekohe Heritage Survey. Stakeholders will have an opportunity to provide feedback through proceeding stages in the structure planning process.

4. Statutory and non-statutory context

The Background Planning Report explains the wider statutory and non-statutory context. The key framework documents that guide the management of historic heritage in relation to the Pukekohe – Paerata Structure Plan area are outlined below.

4.1 Statutory

4.1.1 Resource Management Act 1991 (RMA)

Section 6 (f) of the RMA recognises as a matter of national importance, *'the protection of historic heritage from inappropriate subdivision, use, and development'*. All persons exercising functions and powers under the RMA are required under section 6 to recognise and provide for this matter of national importance when *'managing the use, development and protection of natural and physical resources'*. Historic heritage is a resource that should be sustainably managed by *'avoiding, remedying, or mitigating any adverse effects of activities on the environment'* (s5(2)(c)).

4.1.2 Auckland Unitary Plan – Operative in Part (AUP)

The AUP is prepared under the rules of the RMA and is the key planning mechanism to give effect to statutory protection of historic heritage in the Auckland region. Chapter B.5 sets out the Regional Policy Statement directives for historic heritage, while Chapter D17, details the overlay provisions, in particular activity rules. This is supported by the schedule of historic heritage places contained in Chapter L: Schedule 14.

4.1.3 Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)

The purpose of the HNZPTA is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. The HNZPTA establishes Heritage New Zealand, which has both an advocacy and a statutory role in relation to the conservation and protection of historic heritage.

Heritage New Zealand maintains the New Zealand Heritage List/Rārangi Kōrero which is a list of historic heritage places, historic heritage areas and wahi tapu areas. Heritage New Zealand is also required to establish and maintain the list of National Historic

Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu. Scheduled historic heritage places in the AUP may also be on the New Zealand Heritage List. Heritage New Zealand is considered an affected party for any consent that involves a listed or landmark place under the AUP. There are no listed places directly within the FUZ land. The only nearby place on the Heritage New Zealand list is the Pukekohe East Presbyterian Church.¹

In addition to the requirements of the AUP, the HNZPTA requires an authority to be obtained from Heritage New Zealand to modify or destroy any archaeological site meeting the criteria set out in that Act, whether or not it is recorded or scheduled.

4.2 Non-statutory

4.2.1 Pukekohe Area Plan (PAP)

The Pukekohe Area Plan outlines a 30-year vision for growth and change in the area, and provides a number of strategic actions to achieve the outcomes of the plan. Historic heritage is one of the key considerations of the area plan, which is reflected in a number of heritage-specific outcomes, outlined below.

- Outcome 3.3 of the PAP is to identify, understand and reveal Pukekohe's built heritage. Actions to achieve this outcome are:
 - Complete the Pukekohe Heritage Survey and investigate the implementation of its recommendations.
 - Identify and recommend scheduling additional heritage buildings where these places have been assessed as having significant heritage value.
 - Produce town centre character guidelines which provide design guidance for new development and the maintenance and restoration of its heritage buildings to maintain and improve the town centre's character.
 - Develop a heritage trail in collaboration with the Franklin Historical Society.
- Outcome 3.4 recognises Pukekohe's cultural heritage and culturally significant landscapes, and ensures they are identified, celebrated and protected. Actions to achieve this outcome are to:
 - Work with Mana whenua to investigate and implement measures that identify, protect and manage wāhi tapu and other sites of significance to Māori.
 - Investigate ways of promoting and recognising local cultural heritage by land marking (e.g. signage or Pou), bringing back historic place names, and incorporating Māori culture, language and art in public buildings and spaces.
 - Prioritise a systematic survey of Pukekohe's archaeological heritage.

¹ Heritage New Zealand listing number 483, 95 Runciman Road, Pukekohe, category II, registered /listed1983.

- Implement measures to protect and manage important archaeological sites.

4.2.2 Pukekohe Heritage Survey (PHS)

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

- Applies a thematic framework to summarise key historical themes, provide examples of the types of places that relate to each theme, and explain why the themes are of significance. Themes are broadly grouped under:
 - land and people
 - governance
 - infrastructure
 - work
 - building the place
 - ways of life.
- address places not currently recognised via statutory historic heritage management, and also draw upon existing scheduled places where relevant to the theme
- provide a chronological overview through a time line of the area's significant events
- produce a study list of places of interest, with places prioritised based on a set of criteria
- undertake a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis and provide further recommendations to be actioned.

4.2.3 Cultural Heritage Inventory (CHI)²

The CHI is a tool and information resource for research, education and advocacy. It is a database that maintains information on over 17,000 historic heritage places and areas in Auckland, both scheduled and non-scheduled.

The CHI has been a useful starting tool for this project to assist with identifying unscheduled places that may warrant further investigation. It also helps spatially identify patterns of development and historical themes, such as market gardening and military encampments.

4.2.4 New Zealand Archaeological Association (NZAA –Archsite database)³

² CHI. Assessed from: <https://chi.net.nz/> . A spatial layer can be viewed through the Auckland Council GIS viewer, accessed from: <https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html> (or internally to Council from: <https://geomaps.aklc.govt.nz/viewer/index.html>)

The NZAA is a professional archaeological association that promotes and fosters research into the archaeology of New Zealand. NZAA runs a site recording scheme and database (ArchSite) with information on over 60,000 sites across the country. The records are used for research and for the protection and management of archaeological sites.

For the purposes of this report, ArchSite helps identify recorded archaeological sites within the area. These sites may also warrant further investigation and protection and therefore may be included in the study list. The database is also useful in spatially identifying patterns of development and historical themes in the study area. This often interlinks with the CHI.

4.2.4 Auckland Plan

The Auckland Plan (2012) is a 30-year spatial plan aiming to make Auckland the “world’s most liveable city”. The vision for historic heritage is set out under Chapter D, section 3 of the plan - Auckland’s High Level Development Strategy and most specifically Chapter 4 - Auckland’s Historic Heritage which focuses on protecting and conserving Auckland’s historic heritage for the benefit and enjoyment of present and future generations. 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. There are also relationships across other sections of the plan pertaining to Māori and natural heritage. The Auckland Plan is currently subject to a ‘re-fresh’ review.

5. Historical development overview

Historical research and analysis carried out as part of previous spatial plans and heritage surveys are appended to this report for reference. These documents provide a chronological and thematic overview of the historic development of Pukekohe and Paerata (and slightly beyond), as well as recommendations that may be relevant to this report. They should be referred to when making planning decisions that could impact on historic heritage values in this area.

These reports include:

- Parts of Pukekohe Historic Heritage Survey (2014) – Appendix 1
- Paerata Historic Heritage Assessment (2009) – Appendix 2
- Pukekohe West End Historic Heritage Assessment (2008) – Appendix 3.

³ Archsite. Accessed from: <http://www.archsite.org.nz/>

6. Historic heritage places

Historic Heritage places report fall broadly into three categories: *protected*, *recorded* and *identified*. *Protected* places have statutory management in the AUP or under the HNZPTA.⁴ For the purposes of this report, *recorded* places are those currently recorded in a formal database (such as the CHI or NZAA ArchSite), but which are not subject to statutory management. Finally, *identified* places are those yet to be formally documented in a formal repository.

There is a degree of overlap between *recorded* and *identified* sites, and places under both of these categories may warrant further work which could lead to statutory management. The key tool is scheduling (Schedule 14 Historic Heritage Place of the AUP and an associated spatial overlay – Historic Heritage Place extent of place), but can also include historic heritage management through a precincts, character area or other planning tools such as covenants on the title.

6.1 Protected places

There are currently no scheduled places located directly within FUZ land. A list of five places scheduled in the AUP in close proximity to the FUZ land in the Pukekohe - Paerata area is set out in Appendix 4.

6.2 Recorded places

A list of archaeological related places currently recorded in the CHI or in ArchSite is included in Appendix 5 within or close to the FUZ land in the Pukekohe - Paerata area.

7. Vision statement and aspiration principle

The historic heritage vision statement proposes to encapsulate three interrelated and sequential parts. These are to identify historic heritage places, recognise them and thirdly to celebrate these places and the area's history. The overarching vision statement for Pukekohe - Paerata is therefore to:

Identify, recognise and celebrate the historic heritage of Pukekohe - Paerata.

The key aspirational guiding principle recommended to frame the structure planning process for this subject is that:

Heritage forms our past, and shapes our future.

⁴ Places defined as archaeological sites under the HNZPTA are subject to statutory protection/management under that Act. Inclusion of a place on the Heritage New Zealand list however, does not directly afford statutory historic heritage protection.

8. Issues and opportunities

The table outlines key issues and opportunities that relate to historic heritage in this area. Opportunities are also further reflected in the recommendations section below.

Key issues	Opportunities	Vision drivers
Places with potential historic heritage value are unidentified or unrecorded.	Compile and prioritise a study list of unidentified and unrecorded places based on site visits, thematic studies and community consultation.	Identify
	Update non-statutory databases (i.e.: CHI) to ensure robust record-keeping into the future.	Identify
The area has been identified for future urban development. This leaves the rural landscape and historic context vulnerable to demolition, destruction, degradation, and loss of context. Under the AUP, zoning is not necessarily informed by the identification of individual historic heritage places.	Progress places on the study list for further research, and where warranted, formal protection (i.e. scheduling).	Recognise
	Consider ways that historic heritage places and values can shape and enhance new development and be incorporated meaningfully within it (e.g. through place-naming, interpretation, colour scheme, design references etc).	Recognise and celebrate
	Urbanisation will irretrievably alter part or the entire rural environment within the FUZ land. Consider ways to recognise and incorporate this legacy into new development through heritage interpretation (e.g. story sticks, photo panels, artworks, heritage walks, etc).	Recognise and celebrate
The interface between future higher density areas and surrounding existing 'live zoned' lower density areas could have negative impacts on the setting and context of historic heritage places.	Consider introducing design guidelines or controls that help shape development in sensitive areas (e.g. a "buffer" or height and density controls between areas with intensive zoning and their surroundings).	Recognise
	Consider places for statutory management via future plan changes which fall within a wider catchment beyond the scope of the FUZ land, in associated areas of Pukekohe, Paerata, Helvetia, Buckland and Puni.	
The community may be unsure about the amount of change proposed for this area and the impacts it may have on places they value.	Engage with the community, iwi and key stakeholders and involve them in the structure plan process. Inquire into what places are valued for their heritage and character significance and why and where appropriate, consider these local values when planning new development.	Recognise and celebrate

9. Recommendations

The principal recommendations of this report are as follows:

- Producing a prioritised places of interest list, and where appropriate, evaluating high priority places. If the place meets the criteria and thresholds in the AUP, section B5.2.2; recommend the place for scheduling through a plan change.
- Include additional places identified on the Cultural Heritage Inventory (CHI) or ArchSite database, where appropriate.
- Explore commissioning a heritage interpretation plan for the area, including ideas for place-shaping, place-naming, colour schemes, design references, public artworks and other heritage interpretation. This may also include exploring commissioning design guidelines to help shape new development in a way that respects and/or recognises existing historic heritage values.
- Engage with the community and key stakeholders to help expand on historical information and the identification of potential places of historic heritage value.

10. Conclusions

The Pukekohe - Paerata Structure Plan area is set to undergo significant changes over the next 30 years. The existing rural landscape within the FUZ land will be transformed into part of the existing urban satellite suburb of Pukekohe. Planned growth will be accompanied by pressure to develop at higher densities and heights, which could lead to demolition and/or destruction of historic heritage places. Additionally, scheduled historic heritage places may be adversely affected, with the potential to become devoid of their historic and spatial context. Sensitive, informed planning can avoid some of these adverse effects.

The report recommendations propose addressing filling thematic gaps in the schedule relating to this area, as well as to identify previously unrecorded historic heritage places and expand records on places. It also recommends community-led, design-focused responses to new development, recognising the areas historic environment and features.

Historic heritage should be viewed as an asset and an opportunity for place-shaping, to help ensure that the historic heritage places and qualities valued about Pukekohe - Paerata can be appropriately maintained and enhanced.

Appendices

Appendix 1: Historic Context Statement from Pukekohe Heritage Survey

Appendix 2: Paerata Historic Heritage Assessment

Appendix 3: Pukekohe West End Historic Heritage Assessment

Appendix 4: Scheduled historic heritage places

Appendix 5: Recorded archaeological places

Appendix 6: References

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Appendix 1: Historic Context Statement from Pukekohe Heritage Survey

Historic Context Statement

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Cover illustration: Derived from Greetings from Pukikohi/Pukekohe.n.d. Prints Progressives.
Auckland Libraries: Local History File, Pukekohe.

APPENDIX 1: Historic Context Statement

Table of Contents`´´´

List of Figures	7
Glossary	12
1.CHAPTER ONE: LAND AND PEOPLE	13
1.1 Geology	13
1.2 Natural Environment.....	14
Landscape Characteristics	14
Reserves and Significant Natural Areas	17
Rooseville Park	17
Hickey's Spring Reserve	18
Paerata Scenic Reserve.....	19
Pukekohe Hill Reserve	19
Natural Environment Maps.....	19
1.3 Māori Relationships with the Area	25
Māori Place Names.....	25
2. CHAPTER TWO: GOVERNANCE.....	27
2.1 Local Government.....	27
Overview of Local Government	27
Manukau and Eden Counties	27
Pukekohe, Pukekohe East, Pukekohe West, Karaka Highway Districts and Road Districts (1862-1915)	27
Pukekohe Town Board	30
Pukekohe Borough Council (1912-1989).....	30
Franklin County (1912- 1989).....	33
Franklin District Council (1989-2010)	36
Auckland Council (2010- present)	36
Notable Political Figures from Pukekohe East.....	36
Former Mayors of Pukekohe.....	36
Places of Direct Association to Political Figures.....	37
Central Government Figures.....	38
2.2 Public Services and Facilities	39
Communications	39
2.3 Justice	45
2.4 Fire Service.....	47
Pukekohe Brigade.....	47
Fire Building -Wesley College, Paerata.....	48
2.5 Defence.....	50
New Zealand Wars.....	51
Pukekohe East Presbyterian Church Battle Site.....	51
Former Martyn Residence- Pioneer Memorial Cottage.....	52
Former Burt's Farmhouse	53
2.6 World War II Military Camps	55
Overview of Military Camps.....	55
Impact upon Pukekohe and its Residents	55
Camp Locations	55
Sims Road Camp (Camp Paerata)	57
Wesley Camp.....	57
Moult House.....	57
Rooseville Park Camp.....	57
Helvetia Camp.....	57
Race Course and Showgrounds.....	58
Town Hall Site	59
2.7 Healthcare	59

Early Doctors and Hospital Facilities	59
Early Private Hospitals	60
Shirley Hospital	60
Burwood Hospital/Maternity Home	60
Ambulance Services	61
Pukekohe Hospital	61
Wesley College Hospital Wing	62
Plunket.....	62
Former Pukekohe Maori Woman's Restroom and Clinic.....	63
3. CHAPTER THREE: INFRASTRUCTURE.....	64
3.1 Transportation.....	64
Water Navigation.....	64
Roads and Tracks	64
Buses and Trucks	68
Rail	70
The Automobile.....	73
3.2 Utilities.....	76
Water Supply	76
Sanitation and Sewage	78
Rubbish Disposal	79
Electricity	79
More Recent Developments.....	82
4. CHAPTER FOUR: BUILDING THE PLACE	83
4.1 Residential Development.....	83
Overview of Residential Development.....	83
4.2 Colonisation, Land Confiscation and Inter-lwi Conflict.....	83
Events from 1820s to 1860s.....	84
1820s.....	84
1830s.....	84
1840s.....	84
Pukekohe Block.....	84
2 nd Pukekohe Block.....	85
Te Puni Block.....	85
Events of the 1860s	85
Present Day Redress	87
Māori Occupation and Settlement Sites.....	87
Te Manu-A-Tupa - Bluff Hill	87
Te Puni Pā/ Kinga	87
1865 - Waikato Immigration Scheme	88
4.3 Housing Typologies of Historical Interest	89
Overview of Typologies.....	89
The Cottage	89
The Villa	89
The Transitional Villa / Transitional Bungalow	91
The Bungalow - Inter War	92
Mid -Twentieth Century Eclectic Styles	93
Modern Suburban Development (1966-Present).....	94
State Housing	94
Government Housing Programmes: Maori Housing Schemes	96
Maori Housing Schemes in Pukekohe	98
4.4 Notable Architects and Builders	101
Local Architects	101
Local Builders and Construction Firms.....	102
4.5 Early Settlement in Pukekohe and Surrounding Settlements	103
Overview	103

Settlement in Pukekohe East and Central Pukekohe	105
Settlement in Pukekohe West and Central Pukekohe	105
Settlement in Paerata	106
Settlement in Buckland	108
Settlement in Puni	110
Suburban Development in Pukekohe	111
Examples of Residential Layouts	112
Mid - Late Twentieth Century Residential Development	113
4.6 Commercial and Retail Development	119
Street Formation and Rail Development.....	120
The First Businesses.....	121
The Beginning of the New Century.....	130
The 1920s-1940s (Inter War and World War II Period).....	144
The Later Twentieth Century.....	151
Present Urban Structure and Character	154
5. CHAPTER FIVE: WORK	161
5.1 Agriculture.....	161
Market Gardening (1860s-1908)	161
Market Gardening (1908-1960s)	162
Race Relations and market gardens	162
Expansion and diversification	162
Maori Market Garden and Labourers in Pukekohe	163
Indian Market Gardeners in Pukekohe	164
Chinese Market Gardeners in Pukekohe.....	166
Market Gardening (1960s-Present)	167
The Franklin A & P Showgrounds	170
Saleyards.....	171
5.2 Industries.....	171
Dairy Industry.....	171
Dehydration Factory.....	174
The Helvetia Ostrich Farm	176
Other Industries	178
6. CHAPTER SIX: WAYS OF LIFE	183
6.1 Religion and Worship	183
Pre Settlement Religious Structures.....	183
Churches in Pukekohe	184
Development of Places of Worship.....	184
6.2 Education	208
Pre and Primary School	208
Secondary Schools	214
6.3 Community Facilities and Organisations	219
Cinemas and Theatres.....	219
Halls	220
Libraries	226
Other Community Organisations	227
Local Media	228
Sport and Recreation	229
Remembering the Past	239
War Memorials.....	239
Cemeteries and Burial Sites.....	246
Interpretation	249
References	251

List of Figures

Figure 1 Early Pukekohe settlement	14
Figure 2 Geology of Pukekohe Map	16
Figure 3 Reserves in Pukekohe.	17
Figure 4 View of the dam at Hickey's Spring early 1900s.....	19
Figure 5 View out to Pukekohe and beyond from top of Pukekohe Hill Reserve..	20
Figure 6 Significant Ecological Areas in the Pukekohe study area.	21
Figure 7 Waterways in Pukekohe.....	22
Figure 8 Notable trees in Pukekohe.	23
Figure 9 Soil types in the study area.	24
Figure 10 Index map of Franklin County, 1914.....	29
Figure 11 Former Pukekohe Borough emblem. Pukekohe 100 Progressive Years and emblem on former Council Chamber building today.	31
Figure 12 Pukekohe library and municipal chambers.	33
Figure 13 Pukekohe Municipal Chamber c.1985.....	33
Figure 14 Former Pukekohe Council Chamber, now the Plunket Offices and other community uses.....	33
Figure 15 Meeting of Franklin County Council, Pukekohe, 1912..	32
Figure 16 Front and side elevation of Franklin County Council Chambers in c. 1924.....	36
Figure 17 Franklin County Council Chambers building in the present day.....	36
Figure 18 Mayors of the Pukekohe Borough up until 1974.....	37
Figure 19 Routly residence in c.1915.	38
Figure 20 Routly residence today.....	38
Figure 21 Front elevation of King Street Pukekohe Post Office c.1912.	43
Figure 22 Former Bank of New Zealand building at the bottom of King Street c.1909.....	44
Figure 23 Former BNZ building on its corner site in c. 1915.....	45
Figure 24 Union Bank, later known as ANZ building in 1953.....	45
Figure 25 Suspected former police station.	46
Figure 26 Former Pukekohe Police Station in 1981	47
Figure 27 Former Pukekohe Court House c. 1915.	47
Figure 28 The fire station in January 1983, still operational at that time (but soon to close). 50	
Figure 29 The fire station today operating as a restaurant.	50
Figure 30 Key Governmental Buildings in Pukekohe town centre in 1961.....	51
Figure 31 The Pukekohe East Presbyterian Church stockade of 1863.....	54
Figure 32 Pukekohe Pioneer Memorial cottage in Roulston Park.....	55
Figure 33 Southern Auckland Military posts and scenes of engagement in 1863.....	56
Figure 34 Locations of World War II military sites throughout the wider Franklin District.....	57
Figure 35 Markers of World War II military camps in Pukekohe Township.....	59
Figure 36 Begg residence and medical practice, then and now.	61
Figure 37 Exterior view of Pukekohe Obstetric Hospital in 1962.	63
Figure 38 Opening of a new road between Pukekohe and Aka Aka.....	66
Figure 39 Road surface of the main street (King Street) of Pukekohe, then and now.....	68
Figure 40 View of the Pukekohe bus terminal taken from Roulston Street	71
Figure 41 An early photograph of Pukekohe station.....	72
Figure 42 Pukekohe railway station in 1913.	73
Figure 43 Pukekohe railway station as seen from pedestrian over bridge.....	74
Figure 44 Peace parade in King Street, 1919.....	76
Figure 45 O'Connors Building, West Street, 1924.....	77
Figure 46 Cooper and Curd building with petrol pump.	78
Figure 47 Painting of Hickey's Spring c. 1912.....	79
Figure 48 Municipal infrastructure building c.1912.	80

Figure 49 Water tank at Wesley College, then and now.....	81
Figure 50 Seddon Memorial lamp over time.....	85
Figure 51 Auckland Gas Company opening in 1982..	86
Figure 52 Confiscation and purchase map of the Pukekohe and surrounding area.....	91
Figure 53 Painting of Paerata and Burt's Farm	92
Figure 54 Sign panel at the entrance to Puni Reserve.	93
Figure 55 Examples of Pukekohe villas	96
Figure 56 Transitional villas on Buckland Road, Prospect Terrace and George Crescent...	97
Figure 57 Examples of bungalows on Roulston Street and Princes Street.	98
Figure 58 Examples of bungalows on Princes and Helvetia Road.	98
Figure 59 Examples of 1940s state housing in Pukekohe..	102
Figure 60 Schools and Māori Households in Pukekohe Borough in October 1961.....	106
Figure 61 12 Harrington Avenue, Pukekohe newly constructed, with sign on front verandah.....	108
Figure 62 Duncan Bros advertisement from 1965.....	110
Figure 63 Plan of Pukekohe Block from 1865 SO 364..	114
Figure 64 Aerial photo of view of Paerata and surrounds, 26 September 1962.....	115
Figure 65 Image taken in association with an accident at the Buckland Station where a truck collided with the Thames Express. Saddlery (no longer present) and St Paul's Church (extant) also feature in the image.....	116
Figure 66 Residences in Buckland Village in the 1930s.....	117
Figure 67 Panoramic view of the Pukekohe town centre and surrounding early residential settlement.....	118
Figure 68 DP 7278 Subdivision of portion of Allots 73 & 74 of Section 1 Suburbs of Pukekohe, 1911.	120
Figure 69 DP 13100 Plan of subdivision of Part Lot 71 Section 1 Suburbs of Pukekohe, 1919.	121
Figure 70 DP 27449 Plan of Subdivision of Allot 75 Suburban Section 1 Parish of Pukekohe, 1937.	122
Figure 71 Aerial photograph of Seddon and Queen Street from 22 April, 1954.....	123
Figure 72 Aerial of interface between rural and urban environs in Pukekohe.	123
Figure 73 Aerial view of western Pukekohe, 1969.....	123
Figure 74 Aerial photograph of Pukekohe, 1983.	123
Figure 75 The subdivision pattern of Pukekohe.	124
Figure 76 Map showing age/eras of dwellings in Pukekohe.	125
Figure 77 The PAUP pre-1944 demolition control overlay in Pukekohe and Paerata.	126
Figure 78 Part of SO 364, the official survey of the Pukekohe Block.....	127
Figure 79 Infill streets map of Pukekohe. Boffa Miskell, 2010.	128
Figure 80 Part of Deed Whau 31[n.d. – late 1870s?]	130
Figure 81 Deed Whau 49 [pre-October 1879].	131
Figure 82 <i>NZ Herald</i> report from 1885.	133
Figure 83 Main street of Pukekohe in 1880.....	133
Figure 84 Deed Whau 55. n.d. pre-1879.....	133
Figure 85 View of the blacksmith's shop or smithy, of W.J. & R. Wilson.....	134
Figure 86 The enlarged premises of H. Dell & Son c. 1915.....	135
Figure 87 Former Dell business building today, side elevation.....	136
Figure 88 Two-storey villa with a half-verandah in King Street, 1886.	136
Figure 89 Deed Whau 48, 1893.	137
Figure 90 Pukekohe Hotel in the early 1900s.....	140
Figure 91 Pukekohe in 1909.	140
Figure 92 Part of plan DP 10797, surveyed in 1915 for Cooper and Curd.....	141
Figure 93 Cooper & Curd building following extensions.	142
Figure 94 Cooper and Curd building in the early 1950s.	142
Figure 95 The Cooper and Curd building today.....	142
Figure 96 Part of DP 4216 drawn in 1907.	143

Figure 97 Main Street of Pukekohe in 1910.	144
Figure 98 Webster's substantial two-storey building on King Street.	145
Figure 99 King Street in 1913.	146
Figure 100 King Street in c. 1912. South Auckland Research Centre, ...	147
Figure 101 King Street looking east in c. 1915.	149
Figure 102 Part of DP 9823 drawn in 1914.	150
Figure 103 Perkins building on the south-east corner of King and Queen Street.	152
Figure 104 Perkins building today.	152
Figure 105 King Street in 1917.	153
Figure 106 Beatty and Marshalls building, 30 December, 1953.	156
Figure 107 Beatty & Marshall Building today, King Street.	156
Figure 108 East end of King Street in the 1930s.	158
Figure 109 Pukekohe Post Office in 1936.	158
Figure 110 Oblique view of King Street and intersection of West and Seddon Streets, 1946.	159
Figure 111 Aerial photograph of King Street in 1946.	159
Figure 112. King Street, taken from intersection with Roulston Street, 1983.	160
Figure 113 Part of Pukekohe Borough Reticulation No.1, 1947 [north at right].	162
Figure 114 Aerial photograph of central Pukekohe, 1959.	163
Figure 115 King Street as it appeared in 1995, lined with cheery blossom trees in bloom.	164
Figure 116 Traditional shop frontage on upper King Street.	166
Figure 117 Ring route making up the town centre, with King Street as the spine	167
Figure 118 Keynote buildings of potential historical interest in Buckland. n.d.	168
Figure 119 Key commercial and civic places in Buckland Village in the 1930s	169
Figure 120 The 1930 produce markets on the corner of Massey Avenue and Graham Street.	173
Figure 121 An aerial photograph of Pukekohe in 1955 showing the vast array of market gardens. Whites Aviation.	174
Figure 122 Māori Pukekohe woman fills a sack with potatoes in a market garden c.1961.	175
Figure 123 Hansii's hut on Green Lane Road, used as the sleeping quarters by Kala and Soma Hansji.	176
Figure 124 A farming building on Calcutta Road, Pukekohe which may have been used by Indian market gardeners, which remains (but appears unused) today.	176
Figure 125 Ravji's fruit shop in King Street.	177
Figure 126 Market gardening in the 1960s by ethnic group.	178
Figure 127 Oblique aerial photograph of Pukekohe in 2012.	180
Figure 128 View to Pukekohe Hill, ...	180
Figure 129 A farming cottage on Kitchener Road owned by Chinese market gardeners and still carrying out market gardening today.	181
Figure 130 Panoramic view of the new Pukekohe showgrounds. Spectators watch the riding competition, 1901.	182
Figure 131 The Franklin A&P show in the 1920s on its present site.	182
Figure 132 The Pukekohe and Mauku Cheese and Bacon Factory.	183
Figure 133 The former Puni Creamery on Rogers Road, Puni c. late nineteenth century.	184
Figure 134 Opening the Paerata Dairy Factory 1924. The row of cottages evident in the background.	185
Figure 135 Svendsens milk vendor in Pukekohe.	186
Figure 136 Women workers at the Pukekohe Dehydration Factory in the 1940s.	187
Figure 137 DP 5212 Plan of Section 89 and Part Section 60 Parish of Karaka surveyed for Mr J Schalepfer. November 1902.	188
Figure 138 Visitors at the Helvetia Ostrich Farm on the occasion of the garden party for Mr. Massey. February 16, 1907.	189
Figure 139 The Helvetia Ostrich farm.	190
Figure 140 Flaxmill building and workers in Cameron Town.	192
Figure 141 Agent's poster advertising the sale of Yates' seed farm into allotments.	194

Figure 142 Pukekohe Presbyterian Church.....	198
Figure 143 Pukekohe Presbyterian Church and outbuildings - corner of Queen and Seddon Streets	198
Figure 144 Memorial Judas tree in Seddon Park.	199
Figure 145 St James' Presbyterian Church.....	200
Figure 146 St James' Presbyterian Church today.....	201
Figure 147 Pukekohe East Presbyterian Church c. 1900 - front and side elevation.....	202
Figure 148 Pukekohe East Presbyterian Church today - front elevation and graves.....	203
Figure 149 St Patrick's Catholic Church, Pukekohe c. 1915. The Sisters of Our Lady of the Missions convent and convent school in the background.	204
Figure 150 St Patrick's Presbytery, Seddon Street.	205
Figure 151 Catholic land holding.....	206
Figure 152 Pukekohe Anglican Church in c. 1920.....	207
Figure 153 St Andrew's Church shortly after completion, November 1933	208
Figure 154 St Andrew's Vicarage - directly next to the church.	210
Figure 155 Aerial view of Pukekohe late 1950s.	211
Figure 156 St Paul's - then and now	213
Figure 157 Former Methodist Church, surrounded by a white picket fence with the primary school next door on the right, under repair.	214
Figure 158 Front elevation of Wesley Methodist Church 1962.	215
Figure 159 Front elevation of Wesley Methodist Church..	215
Figure 160 Aerial view of Wesley College in c. 1956-60.....	217
Figure 161 Front elevation of Chapel.	218
Figure 162 Front elevation of Chapel.	218
Figure 163 Church of Jesus Christ of Latter Day Saints, Princes Street.....	220
Figure 164 Location of extant churches of historical interest in the study area.....	221
Figure 165 Original orientation of Pukekohe East School, pre 1947 - exact date of photograph unknown.....	225
Figure 166 Pukekohe East School, exact date of photograph unknown (pre-1947).	225
Figure 167 School building while being reorientated c.1947.....	225
Figure 168 Present day appearance of school building - 2013.....	225
Figure 169 Exterior view of Pukekohe Māori School with children at play in front of the school, 1962.	228
Figure 170 Sisters of Our Lady of the Missions convent. The St Patricks Catholic Church in the background, 1910.....	229
Figure 171 District High School and Methodist Church, Pukekohe c.1912.	230
Figure 172 Pukekohe Technical Schools, c. 1915. Auckland Libraries.....	231
Figure 173 An oblique view of Wesley College in 1933.....	233
Figure 174 Strand Theatre, Pukekohe c. 1956 and replicated mural on the side elevation of 159 King Street.....	235
Figure 175 Buckland Hall today.	236
Figure 176 Masonic Hall completed in 1925	239
Figure 177 Harrington Hall - Pukekohe Light Opera House.....	240
Figure 178 Nehru Hall on the corner of Ward Street and Puni Road present day.....	241
Figure 179 Nga Hau e Wha 'Māori hall', Ward Street Pukekohe, 1962.....	242
Figure 180 Former Franklin Times Offices - then and now.....	245
Figure 181 Group photo of the Pukekohe Bowling Club c. 1930.	246
Figure 182 Former West End Tennis Club pavilion today.	249
Figure 183 Tennis court clearly present.....	250
Figure 184 Detail from 1946 aerial showing the rapid growth of vegetation, removal of hedge to road frontages and apparent disuse of tennis court.....	250
Figure 185 Pukekohe Croquet Club members c. 1925.....	251
Figure 186 Pukekohe Golf Club at its former A & P Show Grounds site between 1915-1926.....	252
Figure 187 Saloon car race at the Pukekohe racetrack with bystanders, 1964.....	254

Figure 188 The Pukekohe East New Zealand Wars Memorial.	257
Figure 189 The Pukekohe World War I memorial conceptual drawing.....	259
Figure 190 Exterior view of the Pukekohe War Memorial Town Hall, on the corner of Edinburgh Street and Massey Avenue, Pukekohe, 1962. Auckland Libraries...	261
Figure 191 Debutante ball-interior of Town Hall, Pukekohe, 1958.....	261
Figure 192 St Andrew's memorial arch-then and now.	263
Figure 193 The Buckland War Memorial.	263
Figure 194 The Pukekohe Services Cemetery, part of the Pukekohe cemetery, Wellington Street.....	265
Figure 195 Example of decorative headstone and grave fencing within the Catholic Cemetery, Seddon Street.....	265
Figure 196 Graveyard associated with Pukekohe East Presbyterian Church.	266
Figure 197 Seddon memorial lamp in front of the former Presbyterian Church.	267
Figure 198 The Possum Bourne memorial in Pukekohe and signage board	268

Glossary

Acronyms

Auckland Council	AC
Auckland Libraries	AL
Alexander Turnbull Library	ATL
Agricultural and Pastoral (Society/Show grounds)	A & P
Auckland Heritage Surveys	AHS
Australia and New Zealand Banking Group	ANZ
Auckland Savings Bank	ASB
Auckland War Memorial Museum	AWMM
Bank of New Zealand	BNZ
Deposited Plan	DP
Franklin Electric Power Board	FEPB
Geographic Information Systems	GIS
Housing New Zealand Corporation	HNZC
Heritage New Zealand	HNZ
Historic Context Statement	HCS
Land Information New Zealand	LINZ
New Zealand Text Collection	NZTC
Proposed Auckland Unitary Plan	PAUP
Pukekohe Heritage Survey	PHS
Returned Services Association	RSA
Rural Urban Boundary	RUB
South Auckland Research Centre	SARC
Sir George Grey Special Collections	SGGRC
Significant Ecological Areas	SEA
Special Housing Areas	SHA
South Auckland Research Centre	SARC
World War One (I)/ World War Two (II)	WWI/ WWII

Pukekohe Heritage Survey- Historic Context Statement

1 CHAPTER ONE: LAND AND PEOPLE

This section outlines features within the physical environment of natural and, or cultural heritage interest. The natural landscape is a significant underlying theme as it forms the backbone of the place the community inhabits; it provides significant amenity value and has the potential to be of scientific and, or ecological value. Places of interest can include volcanic features (maunga), scenic reserves, soils, indigenous flora and fauna, waterways, as well as numerous other natural features. The specific traditional relationship of Mana Whenua with the area is also broadly discussed within chapter one.

1.1 Geology

The following is a summary from the geological report. Refer to Appendix 2 for the full report, prepared by Bruce Hayward as a separate module within the Pukekohe Heritage Survey. The report sets out in detail the geological features in the study area and includes recommendations for their future management.

The South Auckland Volcanic Field has received far less attention from geologists than its younger, better preserved and more accessible volcanic fields in Auckland. The Pukekohe Heritage Survey area is underlain by volcanoes of the 1.6-0.5 million year old South Auckland Volcanic Field. Ten of the over 80 volcanoes in the field occur in the study area – one well-preserved deep explosion crater with tuff ring (Pukekohe East Crater), one large (Pukekohe Hill) and two small (Puni Domain, Pollack Road) shield volcanoes, and the eroded remnant arcs of six tuff rings and their enclosed craters (Rooseville North and South, Helvetia, Pukekohe North, and Paerata North and South). Helvetia Tuff Ring and crater are newly recognised as a volcano as a result of this heritage survey.

Six geological features have been identified as being of particular note in the study area:

Pukekohe East Explosion Crater has been given a nationally important classification by the Geoscience Society of New Zealand's Geopreservation Inventory and has been scheduled as an *Outstanding Natural Feature* in the Proposed Auckland Unitary Plan (PAUP). It is the most prominent, best preserved and deepest crater in the South Auckland Volcanic Field, and is among the most well preserved basaltic explosion craters in New Zealand.

Pukekohe Hill comprises the steeper upper parts of one of the largest and most prominent shield volcanoes in the field and has high landscape values. It is however, quite densely subdivided at its base and lower slopes. A reserve on the peak of the hill provides panoramic views over most of the district. The tops of two smaller shield volcanoes occur to the northwest of Pukekohe Hill.

The steep sided peak of the **Puni Domain shield volcano**, located within the domain, is an important natural feature. The spectacular bluffs of bedded tuff forming the inner north east side of Paerata Tuff Ring are one of the largest and most visual bluffs in the field.

The **low tuff bluffs** running through the northern lower side of Roosevill Park are easily accessible and record some of the eruption history of the volcano. The **Cape Hill Reserve tuff bluffs** are easily accessible and highly visible. They also record some of the eruption history of this volcano with spectacular examples of volcanic bombs sitting in their small impact craters where they landed in the soft ash.

The two 95 and 103 metre high knolls at the northern ends of Jutland and Adams Roads that form part of the **Helvetia Tuff Ring** are prominent important natural features.

Also worthy of note as a feature is the soil. The Pukekohe area is predominantly covered with highly fertile red-brown volcanic soil, which developed from weathered Hamilton Ash on the slopes of shield volcanoes. As is discussed in the *Work* chapter, these soils are of immense economic importance as well as having historical and social associations with market gardening. Over time, this land has been under threat from encroaching urban subdivision.

1.2 Natural Environment

The present day natural environment of Pukekohe is at variance to how it appeared prior to European settlement. Where once densely populated with bush, in particular puriri and kohekohe trees, this was felled on mass in the initial years of European settlement from the 1850s through to 1880s. A level of much less intensive cultivation and natural resource depletion also took place through the earlier Māori occupation.



Figure 1 Illustrates the extensive tree felling that took place during European settlement of Pukekohe. Photograph possibly taken c .1885. Auckland Libraries. Manukau Research Library, FRA: I, 5, Footprints, 02371.

The above image, one of the better known of the frontier faces of early Pukekohe, shows the remains of felled trees in the forefront, and the extensive felling that has taken place to establish the commercial and residential development in the right of the image.

1.2.1 Landscape Characteristics

The northern portion of the study area is characterised by varied hill terrain. The area to the east of Paerata and Sim Road which forms the study boundary contains high scenic amenity values. There is an existing *Outstanding Natural Area* set out in the PAUP in this vicinity; however the wider area is also of landscape value, in particular the Tuhimata Bluff and views to the bluff.

The northern portion of the Pukekohe area is dominated by the Pukekohe East Tuff Ring on the eastern side of Pukekohe East Road. The landscape to the immediate north and south of the crater is characterised by varied hill slope and gully terrain. Further south between Station Road and Goulding Road the landscape is gently rolling with a rural- residential and rural production character.

The western extent of the area forms part of a wider lowland working landscape, predominantly comprising market gardens and horticultural activities. The landscape is generally flat to gently rolling with some minor hill slope features, leading out to Puni.

The southern portion of the Pukekohe area is characterised by rolling terrain to the east and west, with Pukekohe Hill in the middle forming the dominant landscape feature. The area surrounding the Buckland settlement is characterised by pasture and natural drainage patterns of the Tuatenui Stream. The area west of Quarry Road predominantly comprises market gardens and horticulture.

Volcanic Features in the Study Area

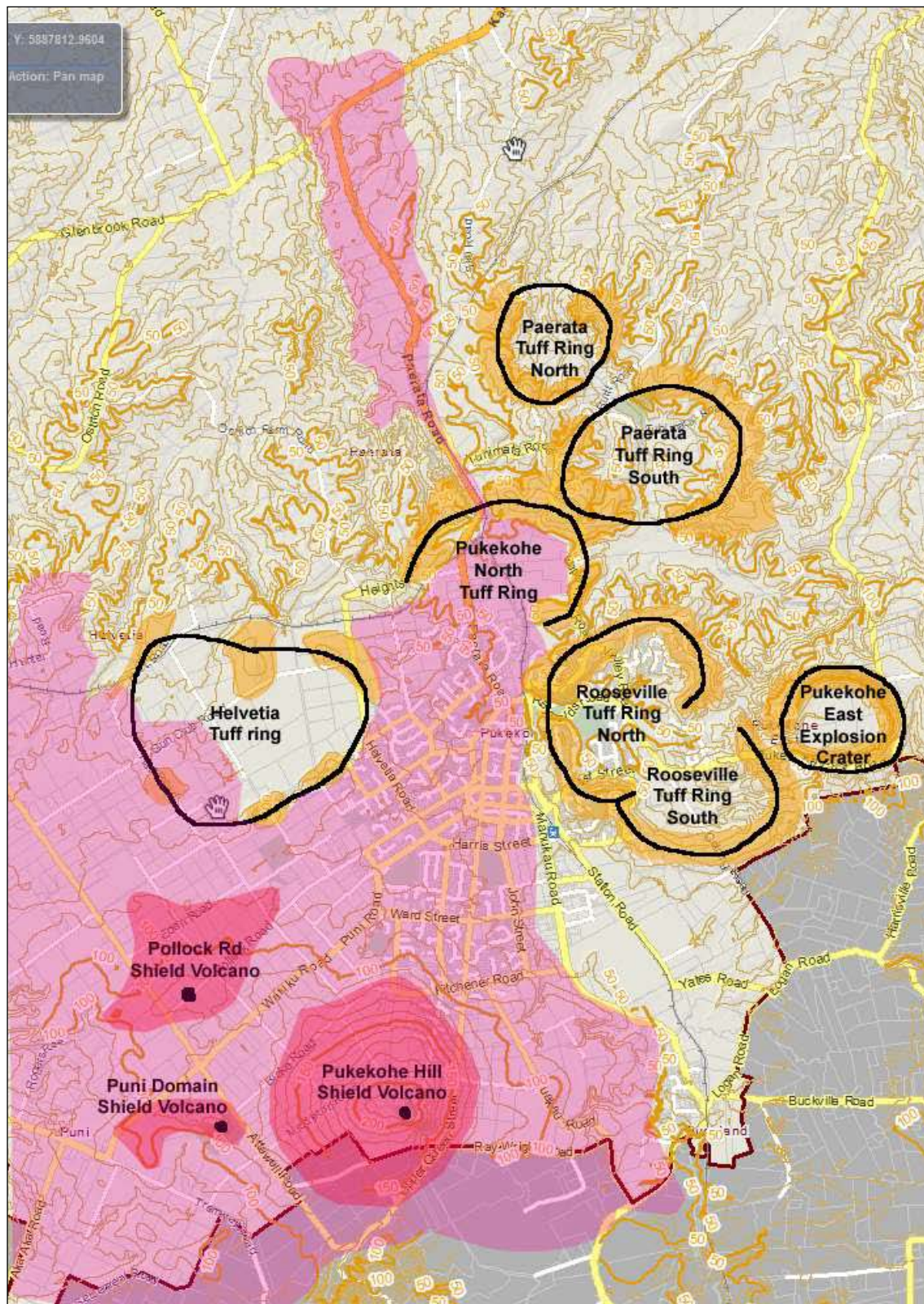


Figure 2 Geology of Pukekohe - Map of the Pukekohe and vicinity indicating the location of tuff rings and craters (orange), shield volcanoes (red) and the full extent of their lava flows (pink). Hayward, 2014:3.

1.2.2 Reserves and Significant Natural Areas

There are still small remnant pockets with high natural heritage values remaining today, several of which are set aside as scenic or recreation reserves, while others are situated on private property. These sites provide a small glimpse of the former environment. Further discussion on parks and open spaces is set out within the *Ways of Life* chapter under the *Sports and Recreation* and *Remembering the Past* sections. These reserves often also have wider historical associations.

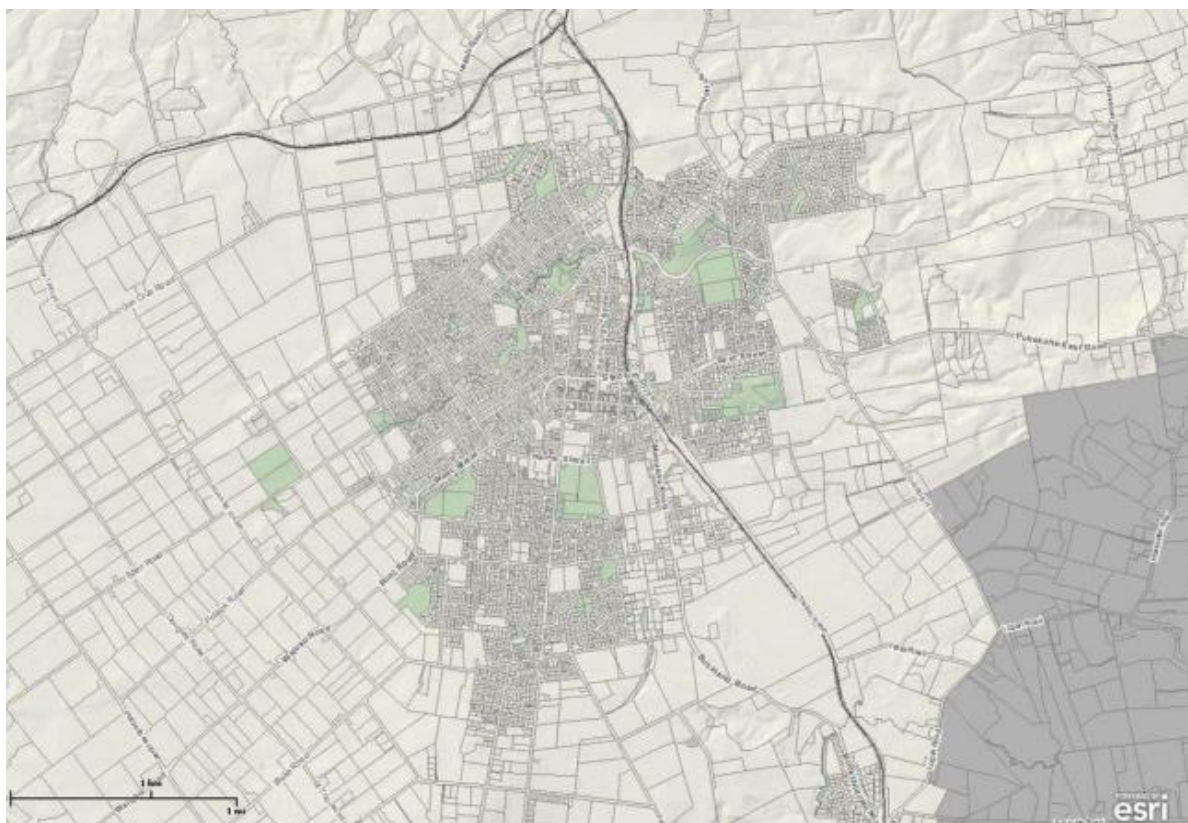


Figure 1 Reserves in Pukekohe. GIS PAUP viewer 2013.
The green areas indicate reserves in Pukekohe.

The following are examples of reserves of some thematic historical interest from within the study area:

1.2.3 Roosevelt Park

Rooseville Park also known as 'Roose Bush' was gifted to the people of Pukekohe by Elijah Roose in 1921. His vision and purpose for gifting the land was to enable the space to be enjoyed for its natural beauty by the local community.¹

In 1859, at the age of 17 years old, Elijah Roose immigrated to New Zealand. He died in 1927, aged 84 years. Elijah was amongst the men who defended the Pukekohe East Church in 1863; he also became a Lieutenant in the Pukekohe Rifle Volunteers in 1872.² He made a contribution as an early local settler and therefore his ownership association to this piece of land is of historical interest.

As early as 1926, portions of the site were utilised as the Roosevelt Park Caravan Park periodically over the years up until the 1970s.³ During World War II, American soldiers camped on the east side of the bush in Roseville Park. After the War, the area was used as a transit camp for Pukekohe families, due to the housing shortage at the time. Two water

reservoirs were built at the Totara Avenue entrance to the park.⁴ The water reservoir continues to provide part of Pukekohe's water supply.

The reserve reportedly has the largest stand of native bush in the Pukekohe area. Approximately 60 per cent of the reserve is covered by native bush, most notably a large stand of Totara trees. The vegetation and open space is a significant visual feature in the town. Volunteers have more recently planted several hundred seedlings to enhance the forest habitat, with the bush providing habitat for a variety of native bird species and insects.⁵

Rooseville Park has several layers of thematic interest. Its association with the early Roose land holding, natural heritage values, associations to the infrastructure theme, as well as additional uses associated with the sites occupation as both a military camp in World War II, followed directly after as a transit camp during a severe housing shortage. Thereafter, part of the site also came to be a camping ground.

The reserve is set out as a scheduled *Significant Historic Heritage Place* (UID# 01557) and a *Significant Ecological Area* (SEA) in the PAUP.

1.2.4 Hickey's Spring Reserve

Situated off Paerata Road, between Crisp Avenue and Seddon Street, is the Hickey's Spring Recreation Reserve. The reserve is in bush with streamside vegetation and pasture, with a slight undulating topography in areas. An open portion of the Whangapouri Stream runs through the site. Records indicate that in the vicinity of the present day reserve was a flour milling operation in the 1890s, along the banks of the stream. The mill was on land owned by Jeremiah Hickey. The Hickey's Spring reservoir later became a popular local picnic and swimming spot. A portion of the water race appears to remain.

After the construction of Pukekohe's first waterworks in 1912, Hickey's Spring became the source of Pukekohe's water supply. The water was originally dammed, but later a series of underground collector pipes were installed to collect water directly from the spring.⁶ The site has both natural values and also archaeological interest, with remains of a former flour mill operation (race course) present on the edge of the stream bank.



Figure 4. View of the dam at Hickey's Spring early 1900s. Price, William Archer, 1866-1948: Collection of post card negatives. Ref: 1/2-001336-G. Alexander Turnbull Library (ATL), Wellington, New Zealand.

1.2.5 Paerata Scenic Reserve

Paerata Reserve on Paerata Road was constituted a Crown Public Reserve in 1921. In 1958, the reserve was redefined as the Paerata Scenic Reserve and its control vested in the Franklin County Council. It was classified as a Scenic Reserve pursuant to the *Reserves Act 1977* in October 1979.⁷ As at 1981, the reserve was recorded as containing “a good example of mixed podocarp-hardwood forest with the canopy made up of Taraire, Karaka, Kohekohe and Puriri”.⁸ To the rear of the site flows a small portion of the Whangapouri Stream. An unconfirmed, recorded archaeological site is indicated in the vicinity of the rear of the reserve, suspected as being the site of a 1890s flour mill.¹

1.2.6 Pukekohe Hill Reserve

Forming the southern edge to the township, Pukekohe Hill is an important landscape feature. There are wide and expansive views from the reserve out to Pukekohe and beyond. The Pukekohe plateau, including Pukekohe Hill, also provides an important groundwater resource within the district. The place has potential for significance for its cultural and geological attributes as well as broader landscape qualities. (Also refer to the Geological report set out in Appendix 2).



Figure 5 View out to Pukekohe and beyond from top of Pukekohe Hill Reserve. Photo: AC, January 2014.

1.2.7 Natural Environment Maps

The following are a suite of maps spatially setting out natural landscape features of interest in the area. The stream networks relate to one of two stream sub catchments – the Whangapouri Stream (towards the Manukau Harbour, covering the vicinity of Paerata, Pukekohe and Pukekohe West) and Tutaenui Stream (towards the Waikato River in the vicinity of Buckland). The Mauku Stream also covers a small portion of the Puni area within the study boundaries. The Helvetia area, partially within the study area feeds into the Whangamaire Stream.

¹ Preliminary field survey of the margins of the stream provided no indication of a former flour mill occupying this particular area. However, any above surface features may be difficult to view due to overgrown vegetation and possibly the eroding nature of any features within the stream.

The area has dispersed areas of scheduled notable vegetation. A number of notable trees are present on the outer edge of the town centre, in the vicinity of Harris Street and Edinburgh Street, while a second cluster is located near Victoria Street West and Belmont Road. This relates to the urbanised areas, with no vegetation scheduled via the notable tree schedule in the more rural portions of Pukekohe. It has not been identified whether any of the above notable trees are scheduled for 'historical' associations.²

² The dataset does not set out those new notable trees recently added to the Auckland Council District Plan: Franklin Section via Plan Change 39, which introduced a significant number of trees to the Notable Tree schedule.

SEA in the Pukekohe area

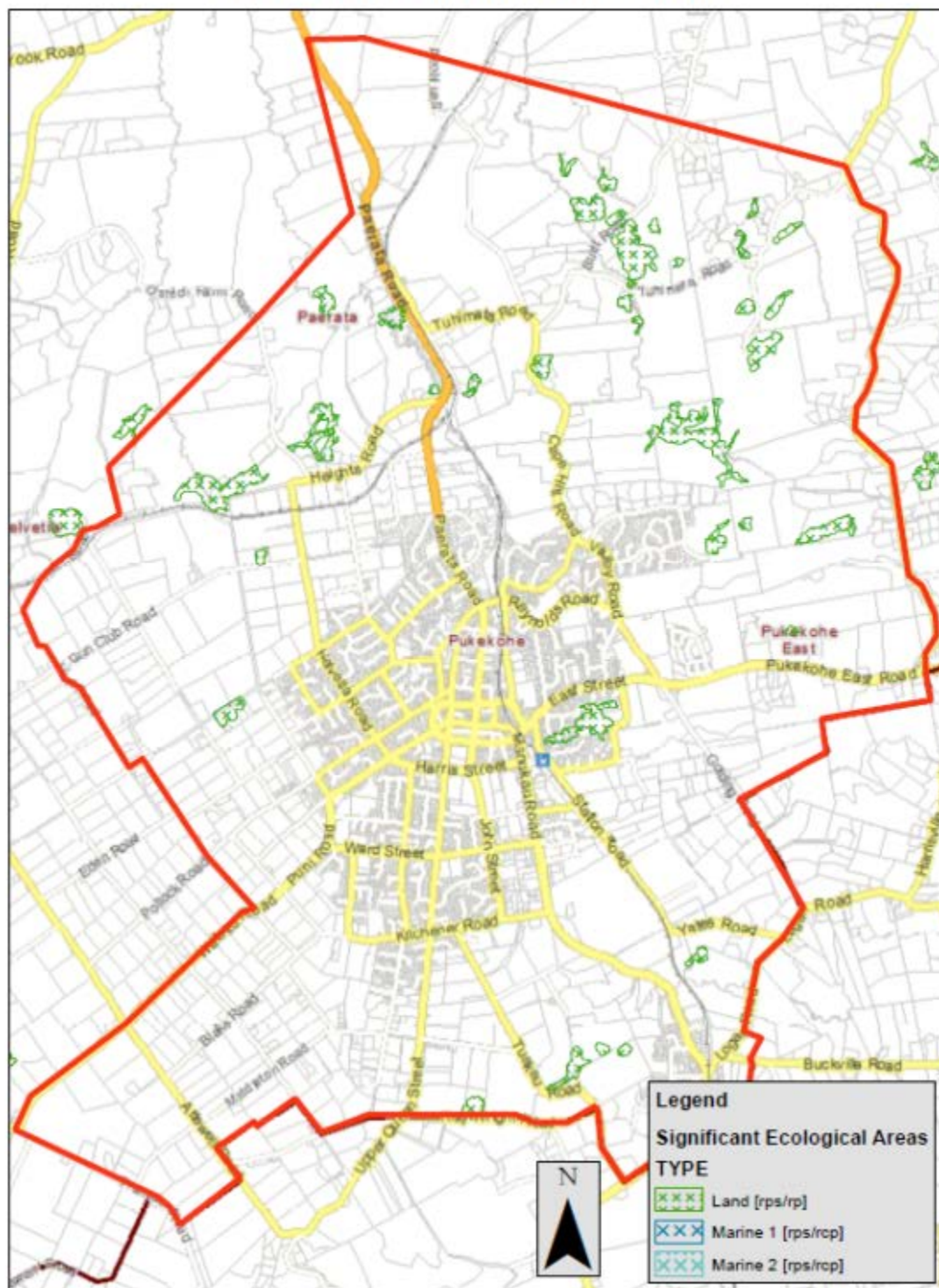


Figure 6 Significant Ecological Areas in the Pukekohe study area.³

³ Underlying data based on Auckland Council PAUP GIS Planning Maps.

Waterways in Pukekohe

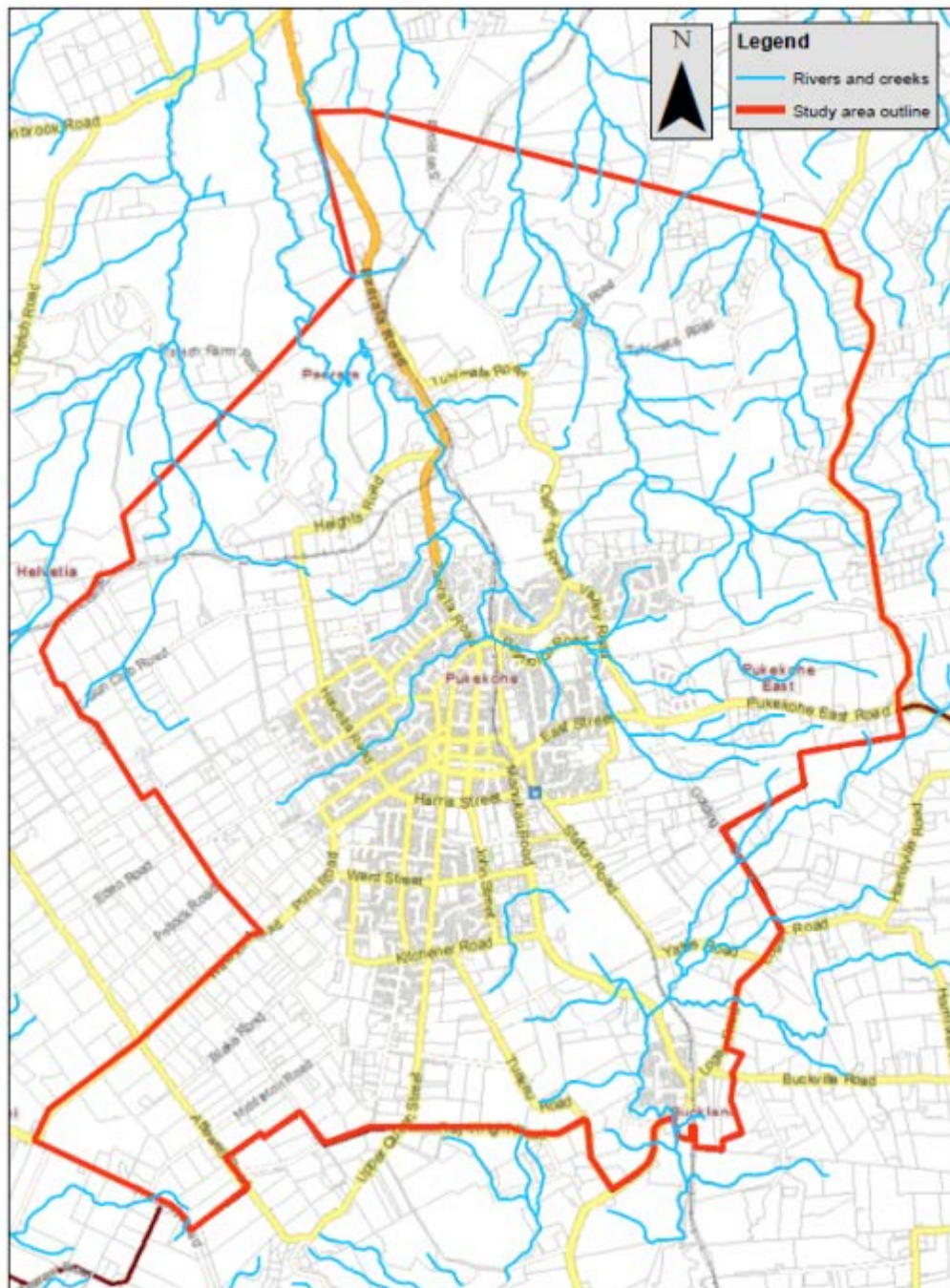


Figure 7 Waterways in Pukekohe.

Streams within the study area, as well as those which feed into the area from slightly outside the study boundaries.

Notable Trees in Pukekohe

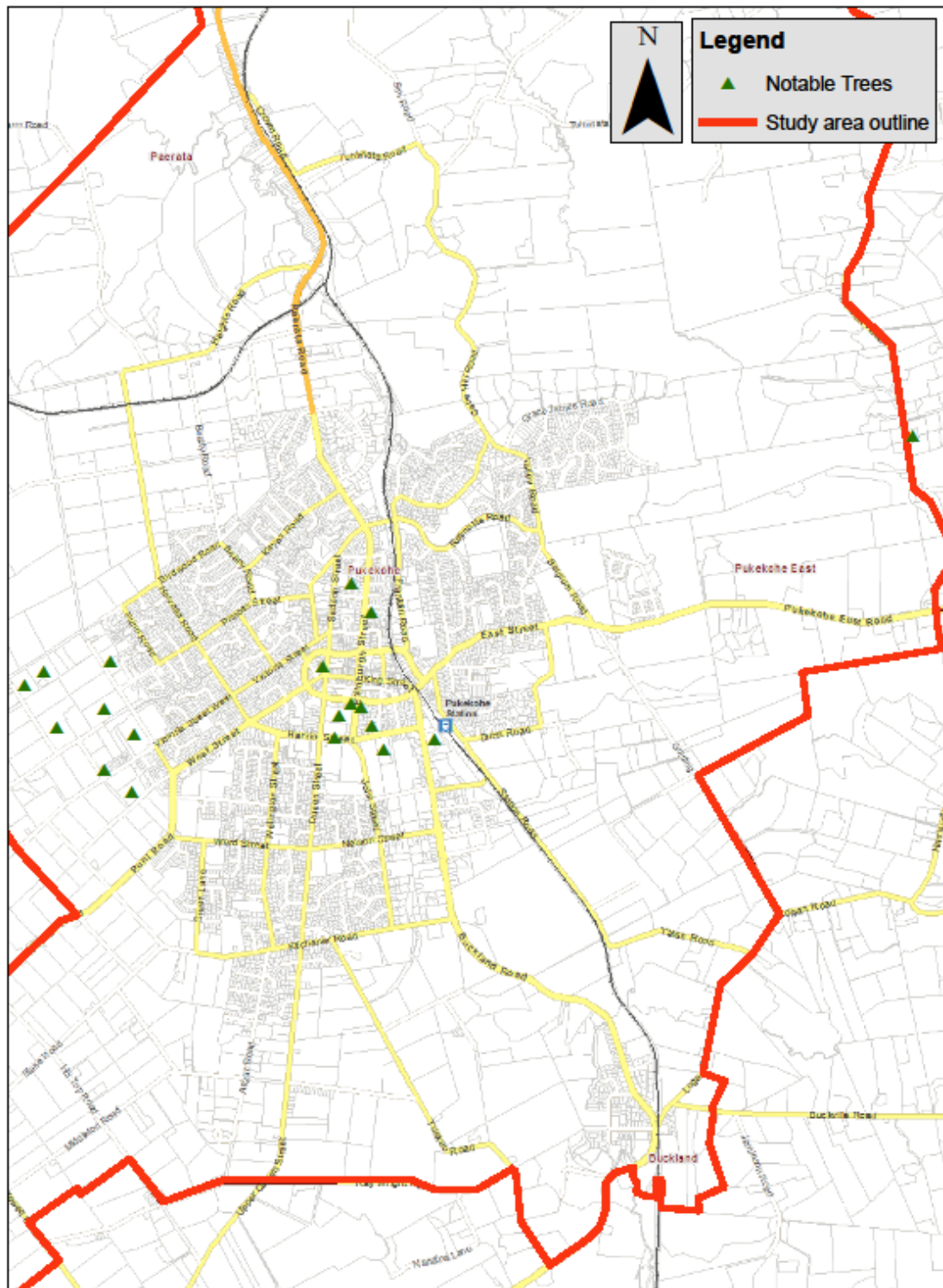


Figure 8 Notable trees in Pukekohe.

(Note: This map does not include notable trees added via a recent plan change to the Auckland Council District Plan: Franklin Section.).

Soil types in Pukekohe

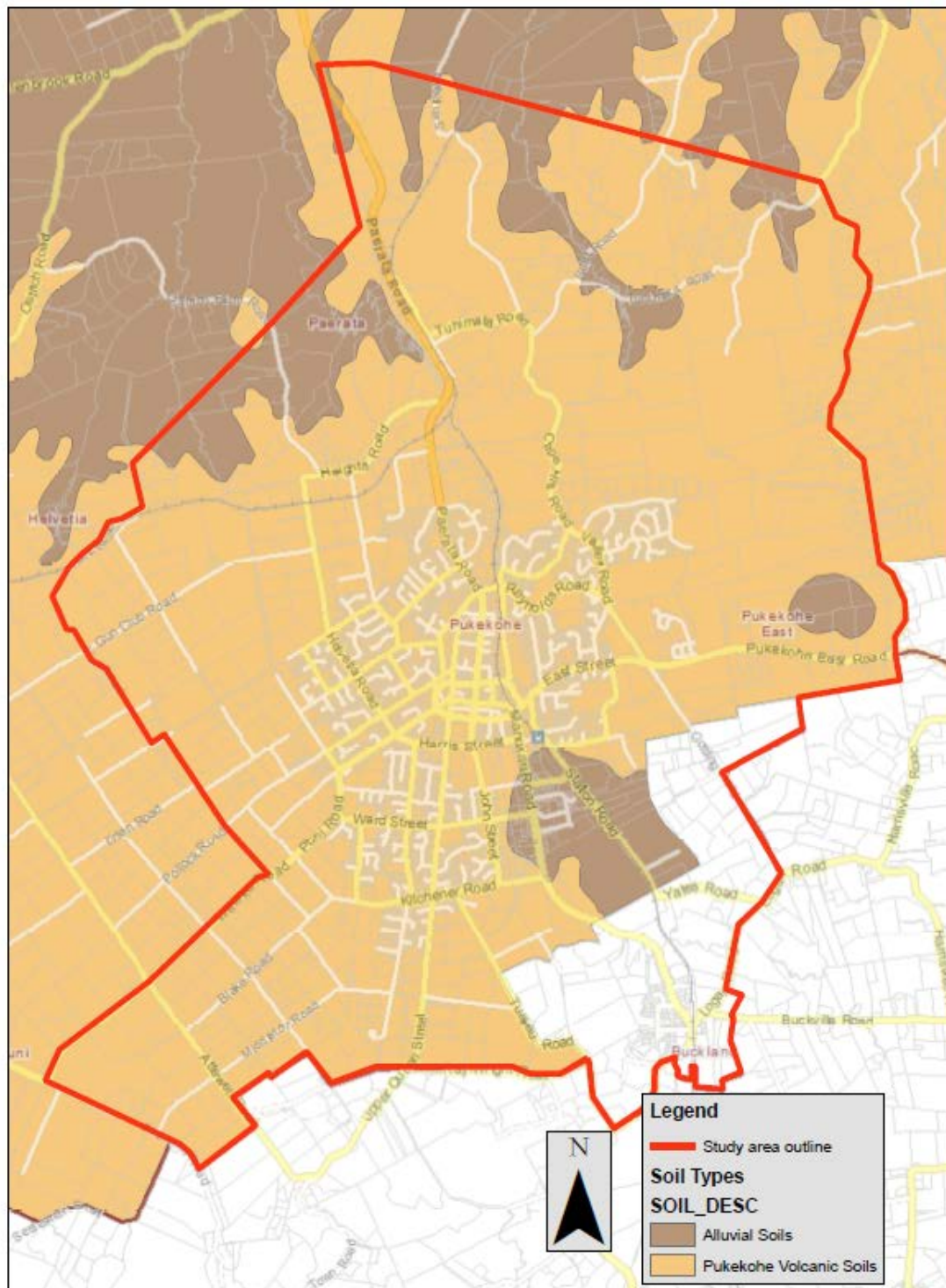


Figure 9 Soil types in the study area.

(Note: Data is not currently held under this Auckland Council GIS layer in relation to the soil typology in Buckland. However, for clarification, the Buckland area consists of 'Pukekohe volcanic soil'. This map illustrates that the majority of the study area consists of Pukekohe volcanic soil, with small pockets of alluvial soil around Station Road and a portion of Manukau Road, as well as a small area in Pukekohe East, and up into Paerata).

1.3 Māori Relationships with the Area

Within Māori traditions, heritage is a living spirituality, a mana that transcends generations. It comes to life through relationships between people and places, and with both the material and the non-material world. Sacred and special (wāhi tapu) places to Māori can be either tangible or intangible. The intangibility of some wāhi tapu sites is a specific feature making its values quite different to archaeological sites alone, where archaeology prescribes the need for physical remains.

There are a small number of *recorded* Māori occupation sites dotted throughout the wider Pukekohe area, and several more known beyond the study boundaries. This indicates that there may be the potential for further formally unrecorded occupation sites or places of significance to be present within the area that may be of importance to Mana Whenua.

This chapter and the Māori occupation section set out under the *Building the Place* chapter has not undertaken primary research and does not identify *places of interest* for sites of potential significance to Mana Whenua. It instead draws upon key elements within the existing body of reports and literature, in order to broadly set the initial scene for Māori history and associations with the Pukekohe area.

Key reference documents include, the works of N. Morris, *Early Days in Franklin*, 1965 (republished 1999). A recent literature review drawing upon a combination of sources, prepared by Dr. A. McEwan, *Cultural Heritage Overview Report*, 2013 informing the Auckland Council Southern Rural Urban Boundary (RUB) project. As well as, the *Pukekohe West End Historic Heritage Assessment*, 2008, also prepared by Dr A. McEwan. While these documents provide a starting point, a definitive published history of the various different iwi occupation of, and associations with the Franklin area, in particular as it relates to Pukekohe, does not appear to have been comprehensively published to date.

Prior to European colonisation, there was a large Māori population in the wider area today called Franklin, with occupation and association with the area and its wider environs dating back many centuries. When Māori occupied the area, the local landscape was one of a significant portion of swamps, watercourses and bush. The natural environment served as a significant resource and provider, supplying kai (food), shelter (tāwharau), and other resources critical for survival.

Today, only small elements of this former landscape physically remain as they were during earlier Māori occupation; however, even where sometimes modified or no longer present, these places can remain important in the consciousness of Māori identity and culture of today's generations. These sites and places help in enabling whakapapa (likened to genealogy) back to tupuna (ancestors) for the tangata (people) of the whenua (land).

Several tribal groups have affiliations with Pukekohe and surrounding areas (i.e. the areas today known as Paerata, Helvetia, Puni and Buckland). The land in the present day vicinity of Pukekohe was primarily under the domain of Ngāti Tamaoho and Te Ākitai Waiohū. They had the primary interest in what became the Pukekohe West Block, whilst the interest of Ngāti Pou was to the south, closer to the Waikato River. Ngāti Te Ata's rohe (a boundary or territory, either geographic or spiritual) was to the west of both.⁹

1.3.1 Māori Place Names

The study area includes a number of place names of Māori origin. Understanding the meaning and origin of place names assists in understanding the history of the place. 'Pukekohe' in Te Reo (the Māori language) is a contraction of the phrase "*puke kohekohe*", which translates in English as '*hill of the koeko tree*'. This is in reference to the extensive New Zealand native

mahogany forests that once covered the Pukekohe Hill area (the vicinity of which was to become a Māori Reserve in the 1840s- 1850s). Suggested names behind the naming of the small settlement of 'Puni' are thought to refer to 'an overnight resting place', or 'place of safety on the overnight journey'. For example, '*whare puni*', meaning a 'sleeping house'.¹⁰ The name of the settlement of Paerata is a conflation of the Māori words '*pae*', meaning a ridge or resting place, and '*rata*', named after a large rata tree that grew on the ridge on Burt Road, Paerata.¹¹

Further discussion on Māori occupation is set out under *Building the Place*, in relation to land confiscations and the initiation of colonisation.

2 CHAPTER TWO: GOVERNANCE

This chapter covers various elements relating to the governance of Pukekohe and surrounding settlements. Sub themes addressed within this chapter are *Local Government, Public Services and Facilities, Defence and Healthcare*. The *Governance* theme is closely related to *Infrastructure, Building the Place* and transcends themes relating to *Ways of Life*.

2.1 Local Government

2.1.1 Overview of Local Government

This section chronicles the development of local government in Pukekohe. Places of potential significance associated with local governance can include municipal chambers and offices, depots, local government housing scheme areas, local services provided by the council such as fire and postal services, as well as less direct associations such as the homes associated with notable former mayors and local members of parliament.

Some elements and roles of municipal authorities have remained similar over time, while others have changed considerably, due to accommodating changing demographic and social needs, as well as technological, and political circumstances. The early years of Pukekohe were punctuated by a myriad of short-lived municipal authorities, before much longer standing governance was established under the Borough and County regimes. Alongside municipal authorities, a number of special purpose governing boards have been established over the years, some for only short periods, and others longer. These have included for example, drainage boards and milk authorities.

2.1.2 Manukau and Eden Counties

After the signing of the Treaty of Waitangi (1840), the colonial government commenced surveying the land across New Zealand, dividing it into counties and parishes, planning roads, reserves and areas for towns and cities.

The district in which the study area is situated was originally part of the Eden County. However, the *Counties Act of 1876* resulted in the southern part of Eden County splitting off as the new Manukau County, which stretched from the Otahuhu portage to the Waikato River.¹²

Manukau County was divided into seven electoral districts, Otahuhu, Howick, Papakura, Maungatawhiri, Pukekohe, Waiuku and Awhitu. Elections were held on 22 November 1876. The new County Council however met only twice before it decided to not adopt the crucial third schedule of the *Counties Act*, thus effectively dissolving itself with no county administration formed.¹³

2.1.3 Pukekohe, Pukekohe East, Pukekohe West, Karaka Highway Districts and Road Districts (1862-1915)

As discussed across several other chapters, the Pukekohe district was not settled with any significant number of Europeans until the early 1860s -1870s. Europeans were present in the area before this, but were few and far between. Pukekohe East was settled first in the 1850s-1860s, followed by the settlers of Pukekohe West in 1865. Formalised settlement for Pukekohe West took place via the Waikato Immigration Scheme.

From the early 1860s, for approximately the next forty years, the myriad of highway boards⁴ in the area were responsible for the administration of their respective areas. Their jurisdictional boundaries relating to the study area covered a significantly larger geographical area than the later Pukekohe Town Board and Pukekohe Borough Council¹⁴ however; their role and responsibilities were far less broad in scope.

As discussed in the *Infrastructure* chapter, roads were the first key service required of local governance bodies, but were not as we know them today, consisting of rough gravel roads, more likened to tracks. Highway boards had the power to levy rates in their area for the upkeep of roads and bridges, but little else. The exception was the Great South Road from Drury to Pokeno which was not the role of the respective road boards and was the responsibility of the Auckland Provincial Council and the Army, as this was a significant military route.¹⁵ In later years, this was followed by the provision of drainage, waste disposal, fresh water supply, parks and other municipal facilities for the residents of Pukekohe and surrounding settlements.

At its inception, the majority of the study area was governed by one local body, the Pukekohe Highway Board. The Highway District was formed by a group of Pukekohe East landowners in October 1861, with the first meeting held on 3 December 1861.¹⁶ Eleven years later (in 1872), this was divided into two jurisdictions, becoming the Pukekohe East and Pukekohe West Road Districts.¹⁷ This was necessary for the administering of the two separate but nearby settlements, as Pukekohe West had begun to develop as a settlement in its own right, in need of services and its own funding.

The vicinity of Paerata was administered under the Karaka Highway (later Road District) and the settlement of Puni was under the Mauku Highway (later Road District). By 1900, the vicinity of Puni was transferred to the Pukekohe West Highway Board.¹⁸ The Karaka Highway District was constituted in 1867, and with some minor changes in boundaries over the years, covered the whole of the Karaka Parish. This included Karaka, Paerata and also some areas in the adjoining settlements of Opaheke and Pukekohe East. The Board remained in existence until 1915, when the area it administered was merged within the then new Franklin County Council.¹⁹

⁴ From 1 January 1883 highway board became road boards under the *Road Boards Act 1882*.⁴

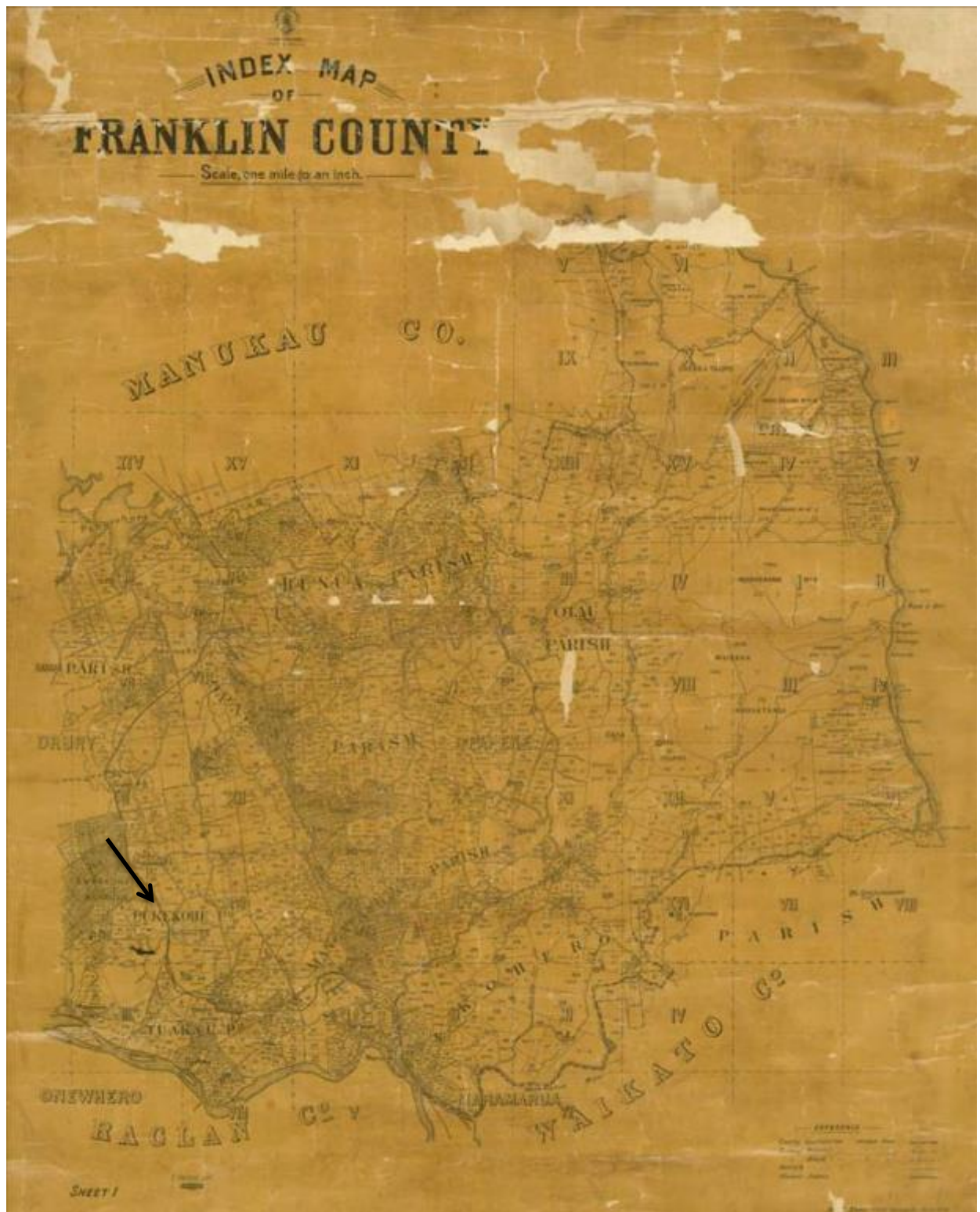


Figure 10 Index map of Franklin County. Franklin County 1914- Auckland Survey Office. South Auckland Research Centre (SARC).AL.

2.1.4 Pukekohe Town Board (1905-1912)

The centre of Pukekohe was a growing settlement and the highway and road district form of government was increasingly seen as inadequate to govern the urban area of Pukekohe. It was felt by those who promoted its inception that establishing a town board for Pukekohe would speed up improvements to the town.

An area of two miles was gazetted as the Pukekohe Town District on 10 June 1905. Under the *New Zealand Town Boards Act 1908*, the requirements to qualify as a town board specified the need for more than fifty residents, but also a restriction on the geographic area within the town board to be no more than two miles and “no one point in such area shall be distant more than four miles from any other point therein”.²⁰ It was for this reason that the Pukekohe Town Board covered only a specific two mile area, and no greater.

Pukekohe was the first settlement in the wider Franklin area to establish a town board status. Papakura, to the north east of Pukekohe however outside of Franklin, had set itself up as a town district much earlier in 1882, remaining as such until 1938.²¹

As had been hoped for, during these few short years as the Pukekohe Town Board, considerable street improvements were carried out and a water supply installed in the inner portion of the study area. The life of the Pukekohe Town Board lasted only approximately seven years, from 1905 until April 1912, whereby the new Pukekohe Borough was constituted on 1 April 1912, along with an additional area wider than the two mile Town Board area that it superseded.

While the Town Board was very useful for the development of Pukekohe in the early years of the twentieth century, it appears that it quickly outlived its usefulness. The borough framework was more appropriate for the town, allowing a larger land mass to fall under its management, and was a more appropriate system for a larger and growing population base.

The road boards system would not last as a successful municipal authority across Franklin and Manukau either. In 1911, Manukau County was successfully divided into Manukau County in the north and Franklin County in the south.

2.1.5 Pukekohe Borough Council (1912-1989)

The Pukekohe Borough succeeded the Pukekohe Town District and was established in 1912, and covered a geographic area of approximately 14 kilometres. The Pukekohe Borough Council had the longest reign of local governance for the area, operational for approximately 80 years, alongside the wider Franklin County, also in existence for this length of time. The Borough was incorporated into the Franklin District Council in 1989.

A Franklin Electric Power Board (FEPB) reticulation map from c.1947 (which indicates the name of building occupants) indicates that the Borough Council at that time owned and presumably occupied sites on Edinburgh Street opposite the main Cooper and Curd building and also owned and presumably occupied an additional building on the site behind the town hall site and Plunket Rooms further down Edinburgh Street. No such building remains on this latter site today.⁵

On 8 June 1960, the new municipal chamber and offices were opened on the corner of Edinburgh and Wesley Street, by Member of Parliament, M.A.E. Allen.²² The building remains in the ownership of the Council (now Auckland Council) and today it is home to the offices of the Franklin Historical Society and the local Plunket.

⁵ Reference from local Franklin Historical Society members has also been made of the use of the ‘Central Building’ on King Street serving as the Borough Council building at one point. The Central Building was constructed in 1922, and therefore carried out this role from or after that time.

The original lettering once read as 'Public Library' and 'Municipal Chambers', later changed to read 'Pukekohe Borough Municipal Chambers' when the library shifted to the rear building (building still extant and functioning as the Franklin Bridge Club). More recently the lettering has been reconfigured on the buildings right hand side to read 'Plunket'. The original lettering was reused for the reconfiguration, other than a missing letter 'T' not present in the former lettering. Millar Paterson Metals still had the design and were able to create a match for the missing letter with a 'T'.²³

The building also retains its former Pukekohe Borough emblem above the front entrance as a specific marker of its original purpose designed use. It is an example of a local modernist building of heritage interest and has streetscape presence of its corner site. While lower in scale and massing than the adjoining War Memorial Town Hall, both civic buildings were built around the same time and complement one another stylistically. The building is also thematically associated with the nearby c.1914 Franklin County Chamber building, illustrating in part (albeit with gaps in time) the sequential development of governance, which to some degree can still be interpreted and understood through these two former municipal buildings and the town hall all in close proximity to one another.



Figure 11 former Pukekohe Borough emblem. Pukekohe 100 Progressive Years and emblem on former Council Chamber building today. Photo: AC, January 2014.

The former Pukekohe Borough emblem, as displayed on the upper portion of the front elevation of the former Council Chamber building. The emblem proudly illustrates the icons associated with Pukekohe's market gardening legacy. The fields covering the upper portion of the emblem, while the lower half broken into three, with an onion on the left, a cornucopia of potatoes on the right, and the central three leafed icon most likely in reference to the native mahogany tree (Kohekohe) from which the settlement takes its name.

Former Municipal Chamber Building and Former Library over Time



Figure 12 Pukekohe library and municipal chambers. FRA: I, 5 / Footprints 04868. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 13 Pukekohe Municipal Chamber c.1985. FRA: I, 5 / Footprints 04869. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 14 Former Pukekohe Council Chamber now the Plunket Offices and other community use. Photo: AC, January 2014.

2.1.6 Franklin County (1912- 1989)

The Franklin County was established alongside the Pukekohe Town Board in 1912, (4 July). When the Franklin County was constituted it comprised no less than 15 Road Board Districts. These being made up of: Pukekohe East, Pukekohe West, Awhitu, Pollock Settlement, Waipipi, Waiuku, Mauku, Karaka, Pokeno, Mangatawhiri, Mercer, Drury, Opaheke, Papkura and Hunua. By 1918, all the Road Districts had merged with the Franklin County.²⁴ The original Franklin County included to the east the Hunua Ranges and the coastline as far as Waitawa Bay. In 1915, this part of the boundary with Manukau County was drawn back almost to Wharekawa. The County came to cover approximately 1470 km².

While being outside the subject study area, of relevance to the Franklin County history was the development of the independent town districts formed in the nearby settlements of Waiuku and Tuakau in 1914 -1915, following suite a few years after Pukekohe. However, it would be many years after Pukekohe became a borough that these two other nearby towns would also become boroughs (1955).²⁵ This was most likely due, in part, to the smaller populations which they serviced.

Very early Franklin County meetings were held in the Masonic Hall on Hall Street (no longer extant), followed shortly after by the erection of the purpose built Franklin County Council Chamber in 1914, situated on the corner of Roulston Street and Massey Avenue (extant today). The building was designed by architect L.C.A Potter⁶, with the construction of the building carried out by Messrs Macpherson and Harvey of Tukau.²⁶



Figure 15 Meeting of Franklin County Council members (description modified), Pukekohe, 1912. FRA: I, 4. Footprints 00914. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

The one storey building was constructed in c.1913-1914. An extension was undertaken in the 1930s to the rear of the building.²⁷ On a corner site, the building commands a level of streetscape presence. The nearby former *Franklin Times* newspaper office only several allotments away architecturally hold some similarities with the former County Council

⁶ Llewellyn (Llew) Claude Arthur) Potter.

Chamber. The Times Building was built in the same era and was also designed by architect, L.C.A Potter.

A plan of the site from 1941 indicates that at that time the County Council site consisted of several different buildings, these being a car shelter, two detached sheds and a garage alongside the main Council building. (It appears that the garage still remains today). The site is now however subdivided into four separate titles.

In the 1940s, the Franklin County Council offices also occupied a site across the road from the original County Council building, located on the corner of Massey Avenue and Roulston Street. The building was initially two storeys, and at a later point an additional storey was added providing three levels. The building remains today, in a modified form and presently serves as the Franklin Masonic Lodge headquarters.²⁸ The Franklin County as a governing body was dissolved with the establishment of the Franklin District Council as part of the nationwide 1989 resource management reforms.

In relation to land size, the Pukekohe Borough covered a reasonably small area, whereas the Franklin County covered a much vaster land mass.²⁹ Waiuku and Tuakau Boroughs also covered small geographic areas, comprising mainly of the urban centres, with surrounding rural areas falling under the Franklin County domain.

Former Franklin County Council Chambers Building



Figure 16 Front and side elevation of Franklin County Council Chambers in October 1924. Bettany, Arnold. Auckland Libraries, South Auckland Research Centre, Footprints 03223. Courtesy of Bettany family journals ('Log O Te Aroha Kaipuke o Nga Petani') held by Mrs Huia Mitchell (p. 8).



Figure 17 Franklin County Council Chambers building in the present day. Photo: AC, December 2013.

Shift towards District and Regional Government (1989-Present)

2.1.7 Franklin District Council (1989-2010)

In 1989, by central government initiative, local and regional government throughout New Zealand was restructured, under the *Local Government (Auckland Region) Reorganisation Order 1989*. Franklin District was formed by the amalgamation of Franklin County and Pukekohe, Waiuku and Tuakau Boroughs. The new district lost Drury and Karaka to Papakura District in the north, but gained the northern part of the former Raglan County to the south. The new district was divided into six wards, Hunua, Pukekohe, Onewhero, Patumahoe, Waiuku and Awhitu; but it also had two community boards, Onewhero and Waiuku-Awhitu.³⁰

From the early 1980s the Council offices were located on Manukau Road, Pukekohe. The District Council building was designed in 1980, by Murray North Partners and opened by Sir David Beattie. The original building was 1092m²; further additions have since taken place increasing the building's footprint.³¹

2.1.8 Auckland Council (2010-present)

In November 2010, the northern portion of the Franklin District Council became part of the unitary Auckland Council, consisting of merging a total of seven territorial authorities and an eighth regional authority, the former Auckland Regional Council. The District Council offices on Manukau Road remain as the Auckland Council service centre at present and Franklin Local Board offices. The area is now situated within the Franklin Ward, (Pukekohe Subdivision) one of 21 across the region.

For a full overview of the history of local governance within the Franklin area refer to: *A brief history of local government in the franklin area*. (2009) by B. Ringer. Auckland Libraries (Formerly Manukau Libraries).⁷

2.1.9 Notable Political Figures from Pukekohe's Past

Unsurprisingly, for a historically conservative rural/semi-rural area, throughout Franklin's and Pukekohe's existence, most of its local body representatives were farmers or businessmen – and almost all were men. When Heather Maloney was elected Franklin District Mayor in 1998, she became the area's first elected female mayor.

In November 1962, Pukekohe's first ever Māori Pukekohe Borough Councillor, Mr Bill Proctor was elected. Mr Proctor was influential in race relations in Pukekohe and his appointment was significant in illustrating a change in attitudes.³²

2.1.10 Former Mayors of Pukekohe

Each of the earlier mayors had their own role to play in the development of Pukekohe and had varying degrees of success, in part dependant on the fortunes and circumstances of the time.

H.G.R. Mason played a large part in the formative years of Pukekohe Borough Council between 1915 and 1919, which was also in the earlier years of his broader political career. He then went on to other political roles as a member of parliament, before becoming Attorney-General and Minister of Justice in 1935, where he achieved several accomplishments and is remembered as one of New Zealand's outstanding reforming Attorney Generals and for his role in legislative reforms.

C.K Lawries' mayoral legacy lived on with his son C.W.J. Lawrie later serving as Mayor of Pukekohe for approximately 12 years, between 1962 and 1974. C.K. Lawrie, mayor in the early days of the Borough, and serving for three different three year terms between 1912 and

⁷ Accessible on Auckland Libraries website at www.aucklandlibraries.govt.nz

1938 (1912-1915, 1919-1921 and 1935-1938) features in relation to the establishment a number of the technological and infrastructure advances.

John Routly, who held the office as Mayor of Pukekohe between 1921 and 1935 is mentioned throughout historical records, not only for his role as mayor but as the architect responsible for the design a number of notable residences, commercial and civic buildings throughout Pukekohe and further afield. Routly was simultaneously mayor (between 1921- 1935), while designing a significant number of his architectural works. He later held another term of three years between 1938 and 1941. Routly was also a key figure in relation to the operation of the local fire brigade.³³ He was an important figure within the local community socially, politically and architecturally.



Figure 18 Mayors of the Pukekohe Borough up until 1974. *Pukekohe 75 Years 1912-1987*. p.5.

2.1.11 Places of Direct Association to Political Figures

An example of a known residence associated with a former mayor, is the extant California Bungalow at 37 Harris Street, occupied by former Pukekohe Mayor Max Grierson from 1936 to 1953 while he was in office (mayoral service between 1941-1950). Additionally, the Routly residence on Queen Street is another example; the villa was both designed by Routly for his mother originally, and then later owned by Routly during his time as mayor. Both residences remain extant today. The identification of further residences of direct association to earlier mayors or other significant local figures may have the potential to hold historic heritage significance.



Figure 19 Routly residence in c.1915. Irvine, J. 2011. p. 44.



Figure 20 Routly residence today. Photo: AC, March 2014.

2.1.12 Central Government Figures

The Right Honourable William Massey and also his son J. N. Massey are notable historic political figures with some association to Pukekohe. William Massey became Prime Minister of New Zealand for thirteen years, but before this represented Franklin in Parliament for 29 years. While his associations and residency were not directly in Pukekohe, he did have a political association with the area. His son John Massey played a more direct role in the local politics of Pukekohe being elected to the Franklin County Council in 1926, as Councillor for the Pukekohe West Riding. In May 1928, he then became Chairman of the Franklin County, holding this position until November, 1953.³⁴

2.2 Public Services and Facilities

As the population of Pukekohe and its immediately surrounding area increased, and technology developed, ratepayers increasingly demanded public services and facilities from the local governing bodies. Public facilities have historically and continue into today to provide an important service to the communities in which they serve. Socially focused services such as education, libraries, and parks are discussed under the *Ways of Life* chapter.

2.2.1 Communications

2.2.1.1 Overview of Post Offices

Postal services have traditionally been a significant enabler of communication. For the early pioneers of Pukekohe, mail played an important part in their lives, being one of the only means of contact with the outside world. Even then a ship could take three months to journey to and from the mother land (Great Britain) to New Zealand with parcels.

In New Zealand, the postal service was in its peak from the mid- nineteenth to late twentieth century. The *Local Posts Act 1856* authorised provincial councils to set up local post offices. In 1854, there were fewer than a dozen post offices across the nation, but by 1880 there were 856.³⁵ The buildings housing this service also played a role in the dissemination of mail and information. With the introduction of the telegraph and particularly the telephone, the communication facilities of telephone exchange buildings were significant, in so far as it was the means in which to bring people together without the need for face- to- face communication, and with much more expediency than had been imaginable before.

While the centre of Pukekohe has been the primary postal service facility in the study area, postal facility buildings had traditionally been situated in the outlying settlements of Pukekohe East, Paerata, Buckland and Puni. These early postal facilities were often accommodated in existing buildings, attached to a residence, general store or other public facilities such as the railway. The establishment of rural delivery was often a driving factor in the closure of small rural post office buildings. There are no known purpose-built historic post office buildings remaining today in the study area.

2.2.1.1.1 Pukekohe East Post Office

The very first European settlers in the vicinity of Pukekohe East collected their mail from Drury, which also was the nearest store at the time. By the 1870s, Mr William Sharp was in charge of the mail service, which is recorded as operating out of the Comrie homestead. The Comrie family ran the post office service for a number of years. In March 1931, a rural delivery commenced³⁶, seeing the closure of a local post office premises for Pukekohe East. It has not been established through this survey where the Comrie homestead was located or if the building remains today, however it appears unlikely.

2.2.1.1.2 Puni Post Office

A post office was opened in Puni in 1885.³⁷ The Puni Post Office was situated next to Arthur Landon's homestead on Puni Road and was in use until c.1926, with Arthur Landon and his family having had the role of post masters. The building consisted of one small room with a counter, pigeon holes for letters and a partitioned recess with telephone and desk for sending and receiving telegrams. The main mail was collected and taken to the main post office in Pukekohe. All business was transferred to Pukekohe upon its closure in c.1926, and has remained the case since.³⁸

There were postal services in Buckland from 1881; however, the locations of associated buildings within the settlement have not been verified. It operated out of the early Buckland Store on the main road at the turn of the twentieth century until 1928, when an up roar

commenced regarding relocation. The following newspaper articles from 1928, discuss the local dispute that arose regarding the most appropriate location for the post office services within Buckland. There were mixed views as to whether the postal service should operate from the Buckland Store, or from across the railway tracks by the Harrison's Store, or another location on the main road altogether. It appears it did relocate across the road for a period. Like Puni and Pukekohe East, the post office is now centrally located within the Pukekohe town centre. It appears that the post office service in Buckland closed in c.1978, but the building it operated out of remains today (in part). Newspaper articles relating to the matter of relocation of the Buckland Post Office illustrates the disagreement on the rightful location of the Buckland Post Office in the late 1920s. (*New Zealand Herald*, 20 September 1928: 16 and *Auckland Star*, 17 September 1928: 5).

2.2.1.1.3 Paerata Post Office

Postal service was accommodated in the Paerata Train Station facilities on Paerata Road during its earlier years (station and associated buildings no longer extant). One record indicates November 1906, as the date of a post office in Paerata.³⁹ (This may have been in the train station facilities). In 1923, the Post Office was removed from the station and relocated to a building west of the railway tracks on Paerata Road, in its earlier days operated by Mr Thomas Corker. (This may have been on the site of the present day Highway Store, its location has not been confirmed through this survey). Today, this mail service is maintained from 'The Highway 22 General Store' on Paerata Road,⁴⁰ being one of the smaller outposts, which still provide a postal service associated building.

2.2.1.1.4 Helvetia

Details for postal services and associated buildings for the small settlement of Helvetia have not been established through this survey.

2.2.1.1.5 Pukekohe Post Office

The earliest record of a post office in Pukekohe dates back to 1 January, 1870. Mr William Sharp was the Postmaster for Pukekohe East and Pukekohe (West), but by February of that year, the postmaster role for Pukekohe West had passed on to Mr William Moore. Mr Moore was the first shop keeper as well as the postmaster.⁴¹ At first the Post Office was called 'Pukekohe West Post Office' but in 1877, the 'West' was dropped. This was run from his residence in the Paddock Settlement not far from the present-day public cemetery on Wellington Street. (Also see *Building the Place, Residential Development* for discussion on the Moore landholding).

Additionally, records indicate that Arthur Forbes also had a postal agency on the other side of the township, which he ran from his shop 'in the Cape Settlement' which was operating by at least May 1875.⁴² ⁸The name of Forbes' postal agency was changed from Cape Settlement to Pukekohe West in early 1877.⁴³ By April 1877, there were sufficient storekeepers for Forbes to initiate a parcel delivery service from the railway station to storekeepers and residents.⁴⁴ An advertisement inserted by Doctor Ross in March 1879, states that he was moving into 'the new building opposite Forbes' Corner' owing to the opening of the telegraph office.⁴⁵

In June 1877, a Money Order and Savings Bank were established and as stated above, in 1879, a telegraph office opened.⁴⁶ The location of the former Money Order and Savings Bank has not been identified through this survey but were likely to have been situated at the original train station site with the postal service. It is not certain exactly when the relocation was made, but by the 1880s, the post office was housed in the original railway station at the end of King Street. By 1893, mail arrived and departed via the railway and was serviced three times

⁸ N.B. Forbes' full name is deduced from other sources.

daily.⁴⁷ The train station was an optimal location for mail as it was right next to the connecting transport line in and out of Pukekohe. The original station buildings are not extant today.

A telegraph messenger was appointed in October 1900, and a second one in December, 1907.⁴⁸ Photographs from the 1910 period show telegraph poles erected along the main street. These were replaced in due course. No telegraph poles or early electricity poles remain along the main street today.

In 1909, the Post Office moved to its first purpose-built and much larger, grander premises, located further up King Street.⁴⁹ The Pukekohe Post Office was formally opened on 18 September 1909. Shortly before this, a telephone bureau opened in December 1908 and a telephone exchange with 27 subscribers in April 1909.⁵⁰ The building(s) accommodating these facilities were presumably situated to the rear of the new King Street Post Office, but no sources have been able to verify the exact location through this survey.

The Pukekohe Post Office features in a number of photographs of the main commercial street and stood out as one of the landmark buildings during its earlier, formative years. A newspaper article from the *Auckland Star* describing the new building sets out that:

At the time of construction, the building consisted of interior partitions of woodwork and pulp and asbestos plaster, cemented over. There were eight places for writing messages in the Telegraph Department and approximately 56 letter boxes. The doors and other woodwork comprised of varnished rimu. The living rooms upstairs consisted of seven rooms and conveniences. Ceilings had pressed steel detailing. The building was originally designed for provision of lighting with acetylene gas, and then later was electrified. The Post Office was constructed by Mr J.W. Dixon of Drury. Construction works were approximately £2,500.⁵¹

In 1914, the office had ten staff. This increased over the years, with 19 staff in 1925, 49 by 1952 and 67 staff positions as of 1961, not long before its closure.⁵² This demonstrated the increasing size of the community the office needed to accommodate, and also the expansion in the type of services provided by the New Zealand Postal Service.

After sixty years, the building suffered the same fate as a number of earlier post offices from this era and was considered by some as obsolete. It ceased to function as the post office in the early 1960s and was demolished in 1976.

The building's style was characteristic of government architect designed post offices from that time, with only a small handful from this era and architectural style still extant around the region today. The site became a public park and today serves as part of the town square fronting King Street, with access points to Roulston Lane and Roulston Street.

The post office services were relocated to a new building on Hall Street in September 1966, ten years prior to the King Street building's demolition. This later post office building on Hall Street remains today however, not as an operational post office, although the delivery centre branch of the Pukekohe postal service still functions out of a portion of this building. The front public face of the postal services now operates out of the Kiwi Bank facilities on King Street.

2.2.1.1.6 Change to Postal Services in Late Twenty-First Century

The nationwide restructuring of postal, telephone, post office and banking services in the 1980s brought many changes and a movement away from being a government owned institution. Meanwhile, new telephone companies emerged, providing competition in the industry, where once the New Zealand Post Office monopolised the telephone exchange services.⁵³ The Pukekohe Toll Exchange once had the distinction of being the largest of its

kind in New Zealand and produced more toll calls per telephone subscriber than any other in the country. The exchange was situated in the Hall Street Post Office building and closed down due to the upgrade to 'subscriber toll dialling'. The conversion to subscriber toll dialling began in the 1970s in New Zealand and resulted in the elimination of the middleman operator.⁵⁴ The third, former Pukekohe Post Office on Hall Street is of minimal historical or architectural interest, other than illustrating the sequential development of buildings associated with this communications theme.



Figure 21 Front elevation of King Street Pukekohe Post Office c.1912. FRA: I, 5 / Footprints 03128. Postcard Collection; Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

2.2.1.2 Banks

Initially, a savings bank was run from an office in the railway station building at the end of King Street. After the turn of the century, several early banks' were established in the Pukekohe town centre, the bank premises being an assertion of the wealth and standing of the associated banking institutions at that time. Banks with prominent premises in Pukekohe town centre included the National Bank, Union Bank of Australia (merged with the Bank of Australia in 1951, to become the Australia and New Zealand Banking Group (ANZ), Auckland Savings Bank (ASB) and a Bank of New Zealand (BNZ). None of the pre-1940 banking establishment buildings in Pukekohe remains today, having been replaced in time by more modern counterparts.

The Bank of New Zealand established an agency in Pukekohe in 1893, with an officer in attendance once a week. As illustrated in the image below, the agency was in a small wooden building, in a prime location on land leased from the Railway Department by Doctor Dalziel and sub-let to the bank. It was situated opposite the Pukekohe Hotel at the bottom of King Street and adjacent to what at the time was the location of the railway station.⁵⁵ (The building is no longer known to be extant in the area today).



Figure 22 Former Bank of New Zealand building at the bottom of King Street c.1909. Borough of Pukekohe. 1962. No page number.

A branch of the National Bank was opened in 1911, occupying a site on the north side of King Street.⁵⁶ A formal building was constructed for the bank in 1912. The building, designed by Edward Mahoney & Son of Auckland, was two-storied and included a residential quarters for the manager, with access at the side, as well as the banking premises.⁵⁷ The building had a frontage to King Street of 30 feet (9.1 metres) and a depth of 54 feet (16.5 metres), it was an imposing part of the streetscape, built on the south-east corner of Roulston and King Street.⁹ Another local bank building was the old ANZ/ Union Bank building in Edinburgh Street, demolished in 1983;⁵⁸ it too was a reasonably grand building in the context of Pukekohe and drew streetscape presence from its position on a corner site.

The oldest of the remaining banks, but by no means an early building, is the former Auckland Savings Bank (ASB) on the corner of King and Seddon Streets designed by modernist, female architect Lillian Chrystal in the early 1960s. Like the former ANZ and BNZ buildings, the former ASB bank possesses an angular composition to its frontage, and is situated on a corner site, like a number of its predecessor banks in Pukekohe. Prior to the erection of the former ASB, the site accommodated a single storey villa. The building does not operate as banking premises today. The theme of historic banking facilities does not remain well represented in Pukekohe.

⁹ Both buildings have been replaced, the National Bank now occupying a single-storey building and the other the two-storey Elizabethan Building.



Figure 23 Former BNZ building on its corner site in c. 1915. Auckland Libraries. Bank, Pukekohe ca 1915. FRA: I, 5 / Footprints 04833. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 24 Union Bank- later known as ANZ -building decorated for the 1953 Royal Tour. Footprints 03974. Franklin Heritage Collection Pukekohe Library, Auckland Libraries. Photograph copied from Bettany family journals ('Log O Te Aroha Kaipuke o Nga Petani') by courtesy of Mrs Huia Mitchell (p. 330).

2.3 Justice

Little physical evidence remains of earlier local justice service buildings within the Pukekohe area. This is not dissimilar to the trend across many areas of Auckland, superseded by more modern policing facilities.

A Magistrates Court was established in Pukekohe in 1883, and a police station followed suite two years later.⁵⁹ In 1887, tenders were advertised for a lock up to be constructed.⁶⁰ In 1895, a new police station and residence were opened, presumably replacing those from 1883. *The Cyclopaedia of 1902* records that the Pukekohe Police Station and Magistrates Court at that time consisted of a seven-roomed building, with a lock-up and stable. A few years later, plans for a court house were drawn up, in August 1905⁶¹ (not extant onsite today).

Up until 1911-1912, only one constable was in residence. At this time, no clerk of the Court was stationed in the town, with all Court business being undertaken from Hamilton. Court sittings in Pukekohe were held once a month.⁶²

On the Franklin Electric Power Board (FEPB) reticulation maps from 1947 (showing occupancy), the cluster of development on the Manukau Road site included at that time a courthouse, police station and police residence.⁶³ In 1960, it appears that the police station was moved into the former courthouse building next door. The police station was demolished in c.1989, with a new station premises erected. Further remodelling of the police station facilities has taken place more recently in 2011.⁶⁴

The site of the present modern Pukekohe Police Station situated at the start of Manukau Road has historically remained on the site of the former station since its early years. Despite no earlier buildings remaining onsite, it may have the potential for below ground archaeological material that may be of interest. A suspected former early police station associated building is presently situated on Kauri Road, Pukekohe. Should additional places which are extant be identified, such as early sergeants residences, these buildings have the potential to be of historic heritage significance.



Figure 25 Suspected former police station associated building. Kauri Road. Eastern elevation. Photo: AC, December 2013.



Figure 26 Former Pukekohe Police Station in 1981. Fairfax Media. Manukau Research Library, Courier collection, box 13/61. Footprints 00405. Reproduced with permission of Fairfax Media.



Figure 27 Former Pukekohe Court House c. 1915. (not extant onsite). Wilsons Photos. Manukau Research Library, Courier collection, box 14/79. Footprints 04839.

2.4 Fire Service

2.4.1 Pukekohe Brigade

The first meeting for the forming of a local fire brigade was held on October 17, 1911. From this meeting came the formation of the Pukekohe Voluntary Fire Brigade.⁶⁵ Prior to this, the fighting of fires required locals to assist one another on an impromptu basis, and often simply resulted in the loss of buildings, as it was not possible to extinguish the blazes due to limited access to water and people power.

Originally, the firefighting gear was stored in a small shed near the Odd fellows Hall on Harrington Avenue. While rather makeshift, this was originally considered as the local fire station.⁶⁶ This shed does not appear to be extant today. The brigade moved from the Harrington Avenue site to Edinburgh Street to a site next to the old Council Chambers (this fire shed does not remain on the site today), where the fire brigade operated out of until c.1930.

At one point, a bell was erected in the centre of town on a 30 foot tower on Hall Street to raise the alarm should a fire or other emergency break out. The bell remained there until it was re-erected on the temporary Edinburgh Street station and in 1928, was replaced with a siren.⁶⁷ The siren no longer appears to be situated within the town centre, and was likely seen as surplus to requirement as telecommunications improved.

It became evident that the building facilities were insufficient for the needs of the brigade and consideration began to be given to erecting a new station premises. The *Auckland Star* article below from 1926, describes the initiation of considering a new station in Pukekohe.

"Pukekohe Fire Brigade - New Station Wanted. Pukekohe, this day. A meeting of the Pukekohe Fire Board. The inspector of the fire brigades, Mr T.T. Hugo, reported, having inspected the Pukekohe brigade on September 14. He said the members appeared to be very active and willing body of men, but the present fire station and equipment were far from adequate. The question of the erection of a new fire station on the termination of the existing two years' lease of the present premises was discussed, but no definite decision was reached. The superintendent was asked to undertake the formation of a volunteer fire police corps for the town. (Auckland Star, 14 December 1926: 6).

In 1930, the brick clad building that we see today on the corner of Edinburgh and Massey Avenue was erected, officially opening on 5 April that year. The building is part of the collection of buildings designed by Mr John Routly in the Pukekohe area.⁶⁸ Robustly was directly involved in the management of the brigade and he gave his architectural services in designing the station free of charge. The station took pride of place in the township, servicing the community for a number of years. The station ceased to function as a fire station in the 1980s, having operated from this site for approximately 60 years. The former station is recognised for its heritage values on the schedule of *Significant Historic Heritage Places* set out in the PAUP (UID# 01525).

The first equipment at the new station in the 1930s consisted of a 25 foot ladder, 10 spanners, 10 axes, 10 brass helmets, 300 feet of hose, one hydrant, ten belts and pouches.⁶⁹ In 1922, the hand reel was replaced with a motor reel (Model T Ford) which significantly assisted the brigade in carrying out their duties and increasing their ability to fight fires. This equipment would come to change considerably in future years. The brigade building also had accommodation facilities for officers to sleep in while on call at night.

In 1926, the Pukekohe Borough Council was constituted as a Fire District, whereby control was passed from the Borough Council to the Fire Board. Routly, was chair of the Fire Board

from its inception in 1926 through to 1937.⁷⁰ A Fire Police Corps was also established in the 1930s.⁷¹ In 1936, a modern firefighting unit, a V.8 engine, equipped with half a mile of hose was acquired.⁷² Progressively over time the resources of the brigade improved with the technologies available, making the fighting of fires a more efficient and successful task.

Some of the key early fires in Pukekohe, since the fire service had been established occurred at The Strand Theatre on King Street (1915 and again in 1928), at a boarding house on West Street and a house situated on Pukekohe Hill. The Pukekohe Hill fire was some distance from the road, and consequently the brigade could only use one lead (900 feet) of hose.⁷³

Earlier images of the station show the bell tower as one of the building's striking features however, at a later date this was removed. In more recent times, the station has been converted into a restaurant and has undergone additions and alterations. The brigade relocated in 1982, with the present operational Pukekohe Fire Station situated on Wellington Street. The replacement station demonstrates architectural traits common of stations built in the 1980s across the region and nation.

2.4.2 Fire Building - Wesley College, Paerata

Wesley College constructed its own fire shed, given its reasonable distance from the nearest fire brigade over in the Pukekohe township. With the school opening on this site in 1922, it appears based on the building's architectural attributes that this small building was built within the early years of the school's occupation of the site. This small brick building, with corrugated iron roof and timber joinery still houses fire equipment, although much more modern equipment. This building illustrates the need for large institutions in rural areas such as schools to provide their own infrastructure services, due to their distance and remoteness from public services. This same pattern is evident with the hospital wing also on the school grounds. The fire shed follows a similar architectural style to a number of the 1920s and 1930s buildings on the Wesley College site.



Figure 28 The old Pukekohe fire station, 1983. Fairfax Media, Auckland Libraries Footprints 00493. Reproduced with permission from FairFax Media.



Figure 29. The fire station today operating as a restaurant. Photo: AC, August 2013.

Context –Identification of key Municipal Buildings in Pukekohe Town Centre - 1961

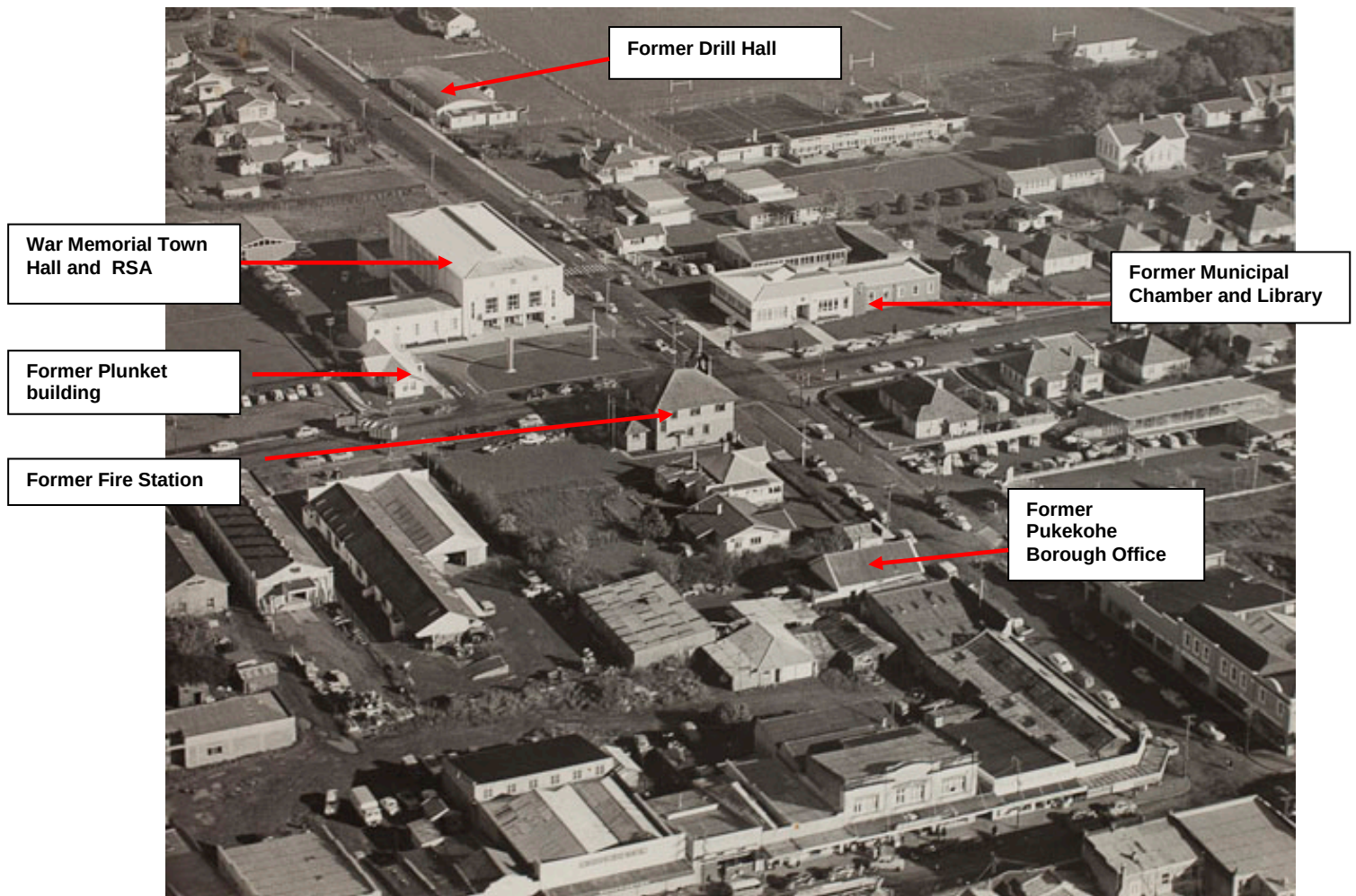


Figure 30. Key Governmental Buildings in Pukekohe town centre in 1961. South Auckland Research Centre, FRA: I, 5, Footprints 03147.

In the above image are a number of buildings of significance to the *Governance* theme. The Pukekohe War Memorial Town Hall, with the Returned Services Association (RSA) and Plunket as part of the wider site, can be seen towards the upper left, with the Pukekohe Borough Council Chambers opposite on Edinburgh Street. Also on its corner site is the former two storey brick fire station.

Other buildings of interest in this frame are the Cooper and Curd and Beatty and Marshall buildings, both remaining as key buildings today in the King Street streetscape. The brick States Advances housing on Wesley Street is also apparent in this image (a portion of which are in situ today), as well as a scattering of residences within the town centre precinct, such as the two residences on Edinburgh Street next to the fire station (neither of which remain today). The school with an elongated school block, tennis courts and playing fields are also visible.

2.5 Defence

This section covers the areas direct and indirect association with defence, namely military occupation and events associated with places within the Pukekohe study area. Of key significance is the warfare which took place directly in the area during the Waikato Wars of 1863-1864. The other prominent theme relevant to the area is the mid twentieth-century

military occupation, where a number of United States and New Zealand Army camp sites were established during World War II. The occupation of the camps was predominantly from early 1942 until 1945 when the War ceased. This chapter has strong links with the *Remembering the Past* section under the *Ways of Life* chapter.

Of the warfare that has taken place over time, each battle has affected the history and development of the place (and in some cases nation) to varying degrees and, in many instances, leaving tangible evidence on the landscape. Historic battlefields can evoke strong emotions of patriotism, sacrifice, brutality and humanity.

2.5.1 New Zealand Wars

Traditionally, Māori fought many battles between tribes and sub-tribes and there had been numerous skirmishes on New Zealand soil prior to Pākehā settlement. The colonisation presented by the European settlers brought with it a contender of the land.

Often the evidence of past battlefields throughout New Zealand and the region is disappearing as urban development and modern farming practices modify these landscapes.⁷⁴ Therefore, intact archaeological features or extant buildings and structures associated with the Land Wars (or other earlier battles) within the study area that may remain would likely be of high historic heritage significance.

Places of interest associated with the New Zealand Wars can include fortified pa sites, European fortifications such as stockades and garrisons and marked and unmarked burial sites and urupā associated with the warfare. Several of the wider redoubt sites in Franklin and the Waikato have local historic interest groups who advocate for their historic recognition and protection, illustrating the esteem in which they are held. (Ie: Friends of Queen's Redoubt).

The Franklin area was at the coalface of Māori-European tensions. The invasion of the Waikato took place over ten months between July 1863 and April 1864. It was one of the major campaigns of the New Zealand Wars, occurring about midway through the series of conflicts. It involved over 12,000 British and Colonial forces against the Māori war party of Ngāti-Maniapoto and Ngāti-Pou, which were unlikely to have numbered more than 2,000 at any one time. Both the Māori and Pākehā parties were armed with guns and rifles and well supplied with ammunition.⁷⁵

While outside the geographic study area, the role of the Pukekohe area in the Waikato arm of the New Zealand Wars needs to be read as a wider whole, alongside locations such as, the Queens Redoubt in Pokeno, Koheroa Ridge, Rangiriri, Paterangi, and the Alexandra Redoubt, part of the broader Franklin and Waikato areas. These locations and events are interwoven together, and are best read and understood as a non-contiguous historical landscape.

A complete background to the igniting of the New Zealand Wars in the Waikato and elsewhere is not directly discussed in this report however, documentation is set out in: *The Waikato War of 1863-64: A guide to the main events and sites*. 2007. N. Ritchie, Department of Conservation, ISBN 0-478-22051-0, as well as a number of other scholarly works. Furthermore, details on the development of the military Great South Road which skirted to the side of the Pukekohe study area is also not directly discussed in this report however, documentation is set out in: *The Road to War: The Great South Road 1862-1864*. M. Lennard. 1986. Whakatane: Whakatane & District Historical Society, as well as a number of other scholarly works.

2.5.2 Pukekohe East Presbyterian Church Battle Site

The wider site of the Pukekohe East Presbyterian Church stands as a testament to one such battle site and played an important role in the Waikato Wars. This tiny church built by the

pioneers of Pukekohe East, bears the scars from one of the most dramatic and detailed recordings of battles during the War. On a spring morning in 1863, 17 men and one 14-year-old boy held off a war party of approximately 200 Māori¹⁰ until reinforcements arrived, firing from a half-finished stockade, placed approximately three metres out from the church building, with logs laid horizontally up to seven feet high, with loopholes cut in vertically for the firing of rifles. There are still bullet holes evident today from the warfare onsite. Additionally, in relation to archaeological values, the trace outline of the trench which originally consisted of earthwork and wooden stockades surrounding the perimeter of the church is still faintly visible today. This is a regionally rare example of such a feature.

The Māori warriors hid the bodies of their slain in the hollows and branches of large trees around the church site. A mounted boulder now marks their resting place in the cemetery.⁷⁶ This site stands as a lasting reminder as part of a collection of non-contiguous places directly associated with the New Zealand Wars. The place is recognised in the former Franklin District Council District Plan and in the PAUP as a scheduled *Significant Historic Heritage Place* (UID #01502). The site contains multiple layers of value, making it of high historical, social and cultural significance. This site is also discussed in the *Ways of Life* chapter, *Religion and Worship* sub theme.

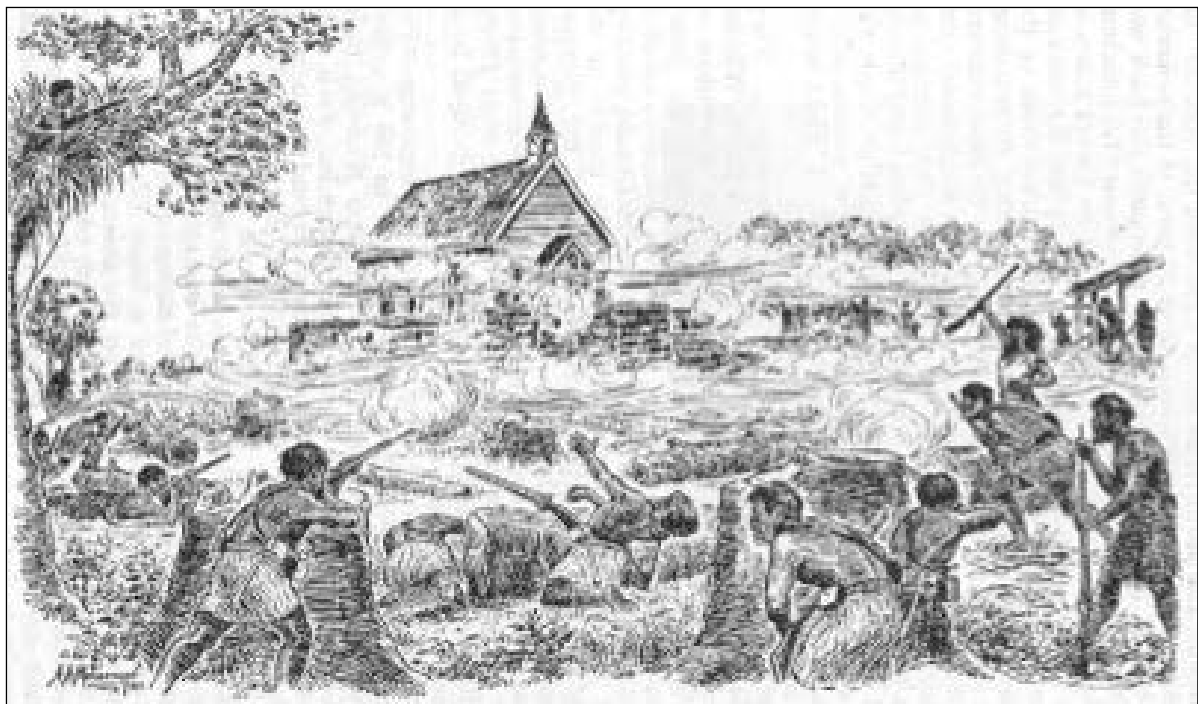


Figure 31. The Pukekohe East Presbyterian Church stockade of 1863. *The New Zealand Wars: A History of the Māori Campaigns and the Pioneering Period: Volume I (1845–64). Chapter 30: The Defence of Pukekohe East Church Stockade. p.278.*

2.5.3 Former Martyn Residence - Pioneer Memorial Cottage

The cottage now situated in Roulston Park is believed to either be the original cottage owned and lived in by early settler John Martyn or a closely associated farm worker's residence on his property, built in 1859, and garrisoned by British troops during the Waikato War of 1863.⁷⁷ It was gifted to the people of Pukekohe by the Holmes family and relocated from its original site near the Great South Road, Ramarama. While originally from slightly outside the study area, it now stands as a memorial to the pioneers of Pukekohe and out-reaching settlements and as a

¹⁰ Sources vary in relation to the number of Māori warriors and Europeans both involved in the battle and the number of deaths incurred.

living museum periodically open to the public. It has specific associations to the events associated with the New Zealand Wars, albeit somewhat reduced, due to the loss of its original context, but still a significant historic heritage place.

The relocated cottage was officially opened during the Pukekohe Centennial celebrations in October 1965. It illustrates typical features of colonial design, consisting of four rooms off a central passage, a kitchen with open fireplace, a sitting room and two bedrooms. The place is also associated with the *Remembering the Past* theme within the *Ways of Life* chapter. In recognition of its social and historical significance the Pioneer Memorial Cottage is recognised a *Significant Historic Heritage Place* in the PAUP (UID# 01511).



Figure 32. Pukekohe Pioneer Memorial Cottage in Roulston Park. Photo: AC, November 2013.

2.5.4 Former Burt's Farmhouse

Another place of historical significance associated with the Land Wars of 1863-1864, was the Burt's Farmhouse, situated in the broader Paerata area. The homestead, built in c.1859, was attacked by a party of Māori from the Lower Waikato, chiefly Ngāti Pou, on the 14 September 1863, the same day as the battle of Pukekohe East Church stockade, a few miles away.⁷⁸ The incident resulted in two casualties and further aggravated the tension between the Pāhekā and Māori parties.⁷⁹ As with the Pukekohe East Presbyterian Church, bullet holes remained as a reminder of events that had taken place for years later.⁸⁰ In 1963, records refer to the farmhouse remaining however; in the years following the residence was demolished, despite efforts from some locals to retain it. This tangible link and connection with some of the other sites is therefore now physically lost.

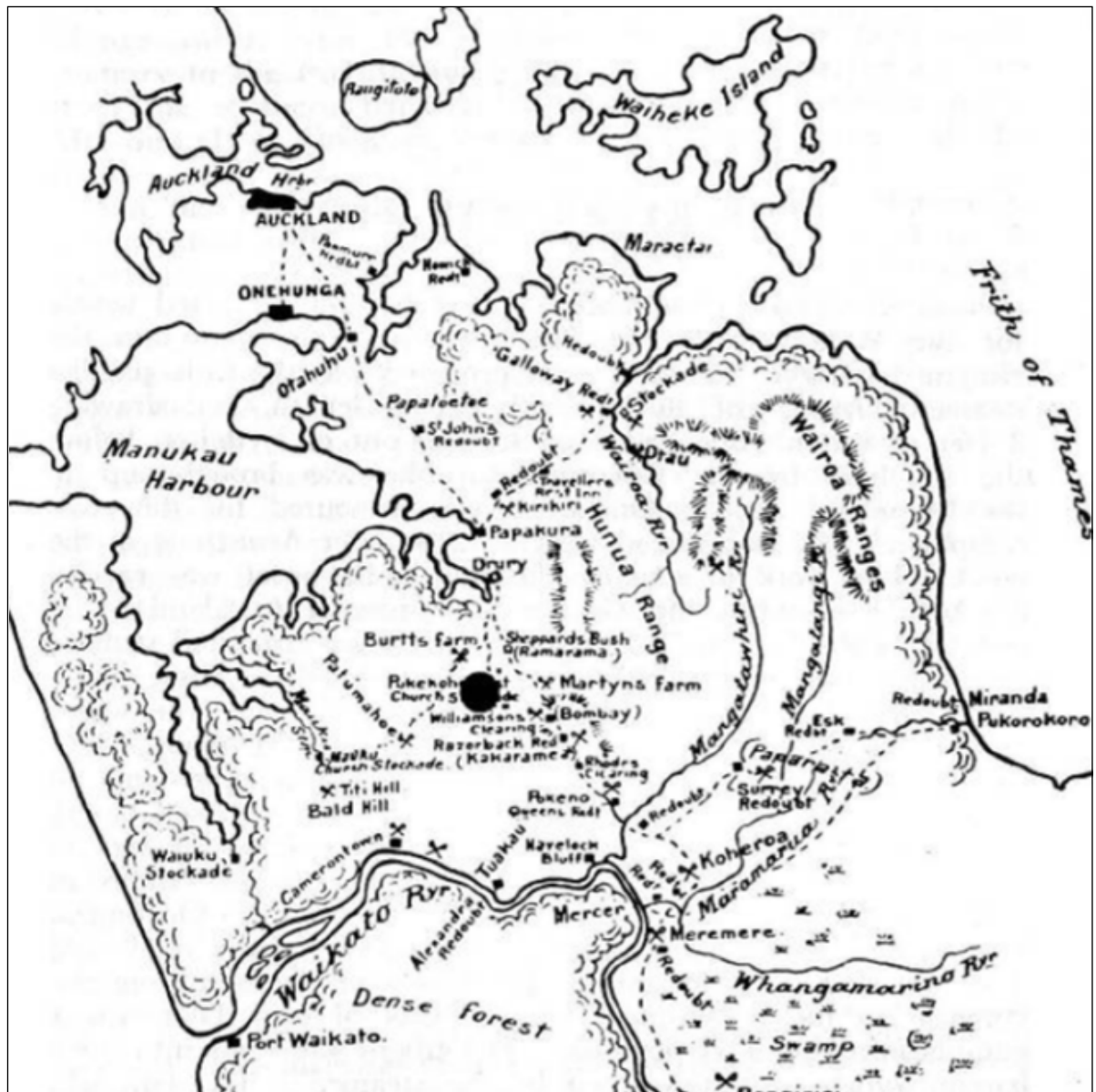


Figure 33. Southern Auckland Military posts and scenes of engagement in 1863. ATL: 1/2-002209-F. Ministry for Culture and Heritage. (24 June 2014). South Auckland military posts and scenes of engagements 1863. [Online]. Accessed from <http://www.nzhistory.net.nz/media/photo/south-auckland-military-posts-and-scenes-engagements%2C-1863> [10 July 2014].

The above map illustrates a number of significant military posts and scenes of engagement which feature as part of the wider Waikato Land Wars of 1863-1864 in the vicinity of Pukekohe and also further afield throughout Franklin and up into Manukau and the Isthmus, in particular those along the 'Great South Road'. The Road was critical for the British plans to occupy the Waikato basin. The large dot indicates the location of the Pukekohe East Church battle site. Within a reasonably close proximity are the Burtts and Marty farms which are also discussed above.⁸¹

2.6 World War II Military Camps

2.6.1 Overview of Military Camps

The war years had a profound impact on the early and mid-twentieth century development of Pukekohe. Like most other New Zealand towns, troops were sent to fight abroad during World War I and World War II leaving family and friends at home.

It was the dramatic spread of war to the Pacific by the Japanese in the early 1940s which brought about the first substantial landing of overseas troops in New Zealand since British regiments in the 1860s. Areas of New Zealand located directly on pivotal points of the coastline were characterised by a network of pill boxes and gun emplacements to guard our waters. Pukekohe was not on the coastline and therefore its role in defence was quite different. The area served as a significant hub during World War II for the establishment of military camps and the abundance of market gardens proved to be an important food source for troops both here and abroad.

2.6.2 Impact upon Pukekohe and its Residents

From the early 1940s, a number of training camps were established across the Auckland region, for the American and New Zealand soldiers partaking in the Pacific arm of World War II. Whilst only for a few years, the camps and the flood of troops was an important element relating to the *defence* sub-theme for Pukekohe. Between the winter of 1942, and the winter of 1944, there were between 15,000 and 45,000 American service men and women in New Zealand at any given time. For both visitors and the hosting New Zealanders, this was an intriguing experience. The American soldiers came here either before or immediately after occupation in various island nations in the Pacific. While conditions were not always luxurious, it would have been a comforting relief in comparison to the much harsher conditions under their placements in the remote islands.⁸²

The concentration of troops in and around Pukekohe did create some logistical issues, with an increased pressure on infrastructure, such as the sewage network and roads. The sewage works were designed for a population of less than a quarter of what it became subjected to however, emergency plans managed to cope with the influx.

2.6.3 Camp Locations

Camps in the Auckland region were dispersed over a wide area, from Pukekohe to Papakura and Papatoetoe and in several areas in the Isthmus and Central Auckland. There was a tendency to utilise public open spaces, farmland or existing institutions, such as race courses and schools, as this provided either ample space to erect temporary structures, and/or the ability to occupy existing buildings. Examples include the Auckland Domain (Camp Hale), camp facilities at Western Springs, the Avondale College site and Avondale Racecourse, Alexandra Park (Epsom Camp), and Victoria Park. North of Auckland, a number of farm camps were also set up in the Warkworth area.⁸³ Much of the construction of the camps for the American troops was carried out by the New Zealand soldiers, some tradesmen and members of the local Home Guard⁸⁴ (armed services designed to defend New Zealand from threat of invasion).

Comparative to the rest of the Auckland region, the Pukekohe area accommodated a considerable portion of the overall camps. Known locations associated with the military camps in the study area were:

- Schlaepfer's farmland site, Helvetia
- Wesley College site
- Camp Paerata/ Sim Road site
- Race course site

- Showgrounds site
- Roosevelt Park/ Roose's Bush site
- Town hall site
- Residence on the corner of East Street and Totara Avenue.

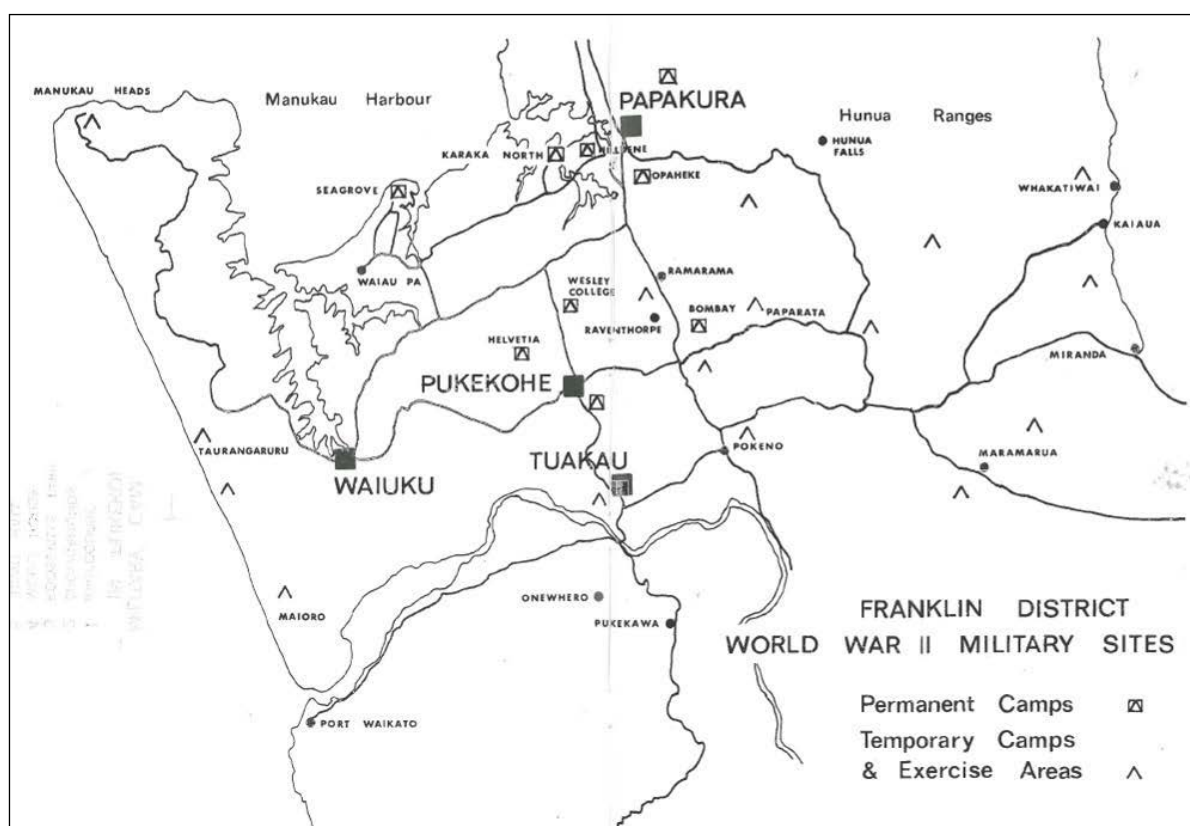


Figure 34. Locations of World War II military sites throughout the wider Franklin District. Morris, 1992.p. IX.

As illustrated in the above map, camps were also situated in the wider far southern area of Auckland. These included sites in Bombay, Hilldene, Karaka North, Seagrove and Papakura. The camps served different purposes ranging from areas of rest and recreation, to areas for the retraining of troops, particularly American troops, who were departing or returning to serve in the Pacific. The accommodation facilities were relatively makeshift, consisting of canvas tents, wooden huts or utilising existing buildings. There was often no electric light or heating, and the louvered windows of the huts let in the cold and the damp. Soldiers lined up with their own mess gear at the cookhouse and ate in mess rooms with bare wooden tables.

The huts were designed as temporary accommodation there are no huts known to survive in the study area today. This makes the more formal buildings which the camps either purpose-built or adaptively used from existing buildings as important tangible links to the former camps. Of particular note are the buildings at Wesley College. The Racecourse and Roosevelt Park remain as relatively open space areas today and the Sim Road and Helvetia camps are currently farmland, which to some degree assists in understanding the context in which these camps were situated. The occupation of these areas may have the potential to yield archaeological knowledge such as the outlines of former buildings or below ground artefacts associated with camp life during this short yet significant period in time.

The presence and significance of the troops extended beyond the occupation of the camps. Troops attended local church services, dances in local halls and participated in other recreational activities within the community, such as baseball in Bledisloe Park and golf on the Pukekohe Golf Course in Paerata. The troops trained and lent a hand harvesting market garden produce that was being grown not only for local consumption and export to Britain but

also for the troops in the Pacific. As will be discussed in the *Work* chapter, the Dehydration Plant in Pukekohe was in operation around the clock during World War II, and provided an important source of food for the local troops and those stationed in the Pacific.

2.6.4 Sims Road Camp (Camp Paerata)

The Sims Road Camp was closely associated with the Wesley Camp site, built on farmland to the east of Wesley College, off Sim Road. Initially, it was occupied by the New Zealand 35th Battalion, Third Division (Infantry), who arrived in July 1942, after completing several months of garrison duties in Fiji and vacated the site around October. This was then immediately followed by a number of different units of the United States military, the first being the American troops of the 43rd Infantry Division, who inhabited the site from October 1942 to January 1943, and who were later followed by the 9th Marines Infantry Regiment, 3rd Marine Division (February-July 1943), the 161st Infantry Regiment, 25th Infantry Division (November-February 1944), and the 169th Infantry Regiment, 43rd Division (March-July 1944). In total, the complex consisted of 232 four-men huts, 30 two-men huts, seven cookhouses, 20 mess huts, 14 latrines, 18 urinals, 13 ablution blocks, two shower blocks with laundry and drying room, one butcher's shop, one post office, one sick bay, eight stores, four tank stands and three pump houses. The buildings forming Camp Paerata were dismantled in the latter half of 1945, upon the War ending, and the area reverted back to use as farmland.

2.6.5 Wesley Camp

Wesley College was used by the New Zealand military in early 1942. After the New Zealand troops left, the College's buildings were occupied by 600 men and 120 nurses of the 39th Army General Hospital from November 1942, until February 1943. The College reopened to students in February 1944. Wesley School is an important tangible link back to the occupation of the area by the soldiers and nurses, in addition to its historical and social significance as a Methodist school, operating at this site since 1922.

As set out in the diagram below, a number of temporary structures were erected alongside the use of the existing school buildings. Those erected including ten two-men huts, four eight-man huts, a double cookhouse and mess room, three ablution blocks, and a shower block. Ten two-man huts were located immediately to the north of the W.H. Smith Memorial Chapel, while four eight-man huts, seven mess buildings and three ablution blocks were erected immediately to the west and rear of the chapel. The schools existing hospital wing was also utilised by the nurses.

2.6.6 Moulton House

A large two-storey villa on the northern corner of East Street and Totara Avenue, known as the Moulton House (as it was taken over from a Mrs Moulton), was converted from a residence and functioned as the headquarters for the officers from the camp at Roosevelt Park.⁸⁵ The residence no longer remains on the site today.

2.6.7 Roosevelt Park Camp

The camp at Roosevelt Park was built in August 1942, in an area close to the bush within the park. As it was established a bit later than other camps in the area, it did not accommodate the first batch of American troops. It consisted of 53 two-man huts, 11 four-man huts, two cookhouses as well as one mess room and four ablution blocks. No obvious above ground features remain.

2.6.8 Helvetia Camp

The Helvetia camp was built mainly by local farmers. The three camps at Helvetia were on the farms of A. Schlaepfer (the Ostrich Farm – see *Work* chapter), E. Schlaepfer, and C. Wilson. The first American troops to arrive were members of the 637th Tank Destroyer

Battalion, and the 37th Infantry Division in June 1942. Part of the 214th Anti-Aircraft Artillery Group was also stationed at Helvetia for a short period in October 1942. The camps were also occupied by the three tank battalions of the 1st New Zealand Armoured Brigade in 1942-1943.

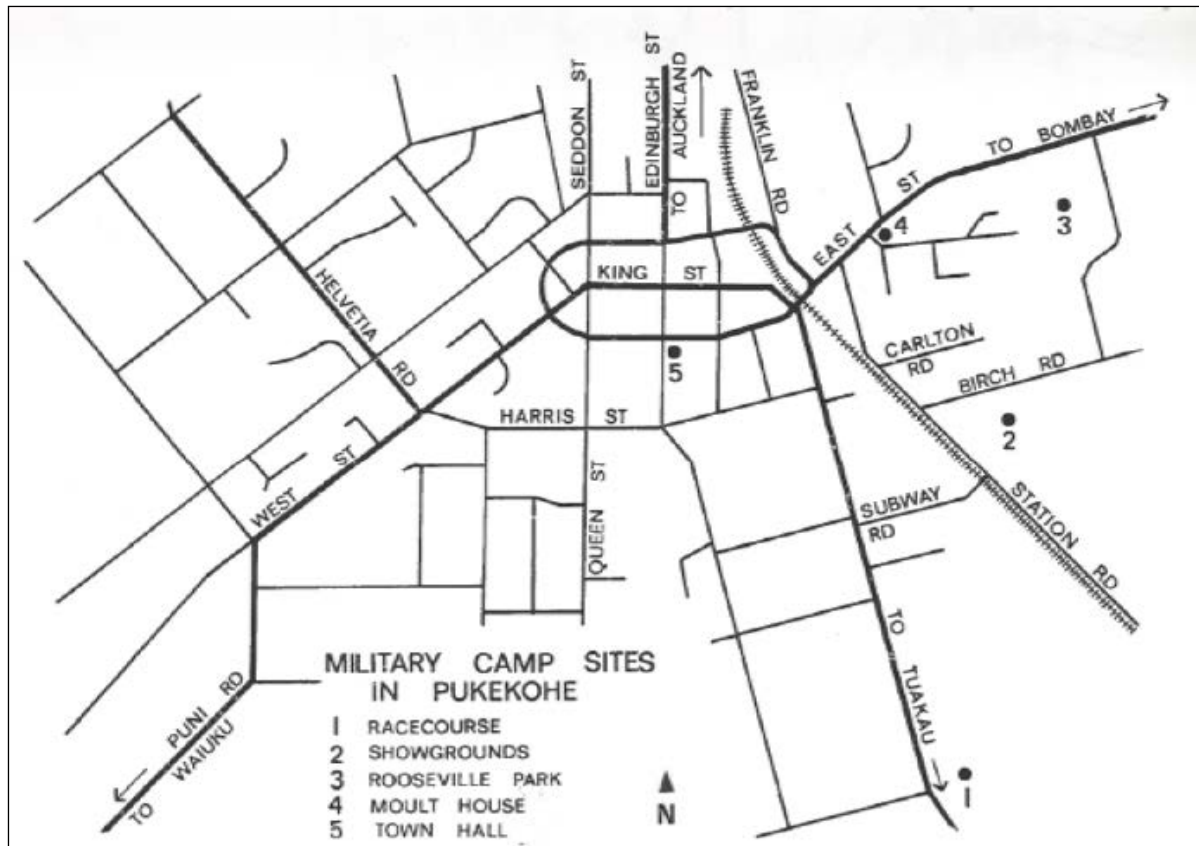


Figure 35. Markers of World War II military camps in Pukekohe Township. Morris 1992.p.7.

2.6.9 Race Course and Showgrounds

New Zealand troops occupied the Pukekohe Racecourse and Showgrounds as early as the winter of 1941. Up until April-May 1942, the men were all accommodated in canvas tents, but huts were then erected for the arrival of the American troops.⁸⁴ The first of the New Zealand troops occupied the Pukekohe Racecourse until May 1942. The first American unit billeted at the racecourse was a battalion of the 145th Infantry Regiment, and the 37th Infantry Division between June and July 1942. They were followed by the 214th Anti-Aircraft Artillery Group (October-November 1942); elements of the 43rd Infantry Division (October 1942 to January 1943 and March to July 1943), the 3rd Marine Division (February to July 1943), and 25th Infantry Division (November 1943 to February 1944).⁸⁶

A plan for the racecourse shows that over 200 four-man low walled huts, 12 two-man huts, and several cookhouses, mess rooms, shower blocks, and a YMCA building were built on a large area of land between the race track and the Pukekohe-Buckland Road. Many of the Racing Club buildings from the time were also taken over, including the stables. The former Member's Stand was used as the Officers' mess and lounge. As well as the large hutted area, there were also sites set aside for tents.⁸⁷ The Franklin Racing Club was paid £350 per year in rent for the occupation and use of their buildings and 60 acres of land. In 1943, there were 1,800 Marines in camp at the Racecourse.⁸⁸

2.6.10 Town Hall Site

The War Memorial Town Hall, established in 1957 on Edinburgh Street, is a site of remembrance, commemorating those from Pukekohe who sacrificed their lives for their country, and its addition as a community asset put its seal on the town's war effort. (See *Remembering the Past* section in the *Ways of Life* chapter). Records indicate that what later became the town hall site was also part of a network of sites used for military purposes. It has not been established what exact military camp use the site served. It may have been a congregating meeting place, given its proximity within the town centre.

2.7 Healthcare

As a predominantly rural community, a large scale hospital was not, and is not present in Pukekohe. Maternity hospitals alongside general medical facilities characterise the facilities historically provided for within the area.

2.7.1 Early Doctors and Hospital Facilities

In the very initial years of European settlement, medical assistance was provided by the Armed Forces surgeon.⁸⁹ By 1888, medical practitioner James Tilby was practicing in Pukekohe.⁹⁰

The most prominent and outspoken local based doctor featuring in Pukekohe's early settlement was Doctor James Dalziel, an Englishman who arrived in 1879 and purchased 99 acres of land in Pukekohe. He built a home and extensive stables in the vicinity of present day 25 Totara Avenue, Pukekohe which he operated his surgery and dispensary out of. The Doctor would see a number of his patients in Pukekohe and as far away as Pokeno and Manukau Head by travelling on horseback to their homes. This was because the journey to the doctor's residence often proved too difficult, especially when patients were very ill and were unable to travel to his practice due to the poor road and track networks. The house on Totara Avenue was also a nursing home at a later point, where many Pukekohe residents were born. For many years the area around Totara Avenue has been known locally as 'Doctors Hill' as a result of its association with Doctor Dalziel.

In time, the home and land came into the possession of the Roose family (also an early settler family) and in 1976, the former residence of Doctor Dalziel was subsequently demolished.⁹¹ The well associated with the former residence and medical practice remains as a below ground feature of the site today. The well is situated at the rear of the present day residence, which replaced the earlier house.

Other doctors of note from the early to mid-twentieth century in Pukekohe were Doctors A.T. Begg, Bull, Hugh Stewart Douglas, Lumsden, McSweeney, McWhirter, Smith and Wake. Known extant examples of buildings operating as doctor practices include the former practice and residence of Doctor Douglas and also Doctor Begg. In the 1930s, Doctor Douglas was operating his medical practice as an attachment to his residence at 22 West Street, Pukekohe. Doctor Douglas had served as a pioneering medical practitioner, serving as Medical Superintendent upon his arrival at Hamilton Hospital in 1899. In the 1920s he entered into private practice, whereby it appears that he moved to Pukekohe.⁹² This house remains today on its corner site.

Doctor Begg ran a medical practice from his property situated off what is today known as Lodge Street from the latter half of the 1930s, serving as a local doctor for approximately fifty years. The two storey former doctors practice and residence remains today, however the building has been converted to a commercial use as a restaurant and its context has been

changed considerably. The buildings physical fabric has significantly altered as part of the subsequent conversions.

Examples of local chemists preparing prescriptions at the turn of the century were William Brosnahan (1905) and Frank Whyte (1905 Wises Directory) and later Reginald Fear (1921). Dental care was also available to the growing district, with Percy Boyd and Harold Lynsar both fulfilling this requirement by 1906.



Figure 36. Begg residence and medical practice and residence 1-2 years after construction (c. 1940). Courtesy of Begg, A private photo collection.

2.7.2 Early Private Hospitals

Two private hospitals in the central Pukekohe areas earlier days were 'Burwood' and 'Shirley', both located in the vicinity of Seddon Street.

2.7.3 Shirley Hospital

The exact date of the establishment of Shirley Hospital has not been identified through this survey however; *New Zealand Herald* newspaper articles refer to births at the hospital in 1921. In 1931, Shirley Hospital had beds for surgical and medical treatment. On those occasions when the Shirley Hospital was overflowing the patients would be taken to the nearby Burwood Hospital, located further down Seddon Street. The building accommodating the former Shirley Hospital no longer remains, having been removed when the 'ring road' was put through in the 1970-1980s.

2.7.4 Burwood Hospital/Maternity Home

Burwood was established in July 1917, under the management of Nurse Blair, who remained the matron throughout the duration of the hospital. It was the first hospital in Pukekohe to open under the Health Authorities. Burwood was very small, with only four beds, and its primary purpose was as a maternity home.⁹³ Burwood was licensed to take one general patient and an unlimited number of maternity patients.⁹⁴ The home seemed very crowded as it

accommodated the nursing staff, the owner/operator Mrs Mary Millar Blair, matron and her family as well as the maternity patients. The premises came under health inspection scrutiny, being found to be below par on several occasions. Burwood operated until 1955, and delivered approximately 2,000 babies.⁹⁵ The home provided a significant service for the local community in its day, with a number of babies born there. Upon ceasing as a maternity home Matron Blair ran a rest home for the elderly.⁹⁶

Today, the former Burwood Hospital, which was accommodated in a villa, remains on its site at 91 Seddon Street, converted to residential use.

2.7.5 Ambulance Services

Ambulance services were reasonably late to the scene in Pukekohe. A St John Ambulance Brigade, (Pukekohe branch) appears to have been first formed in 1926⁹⁷ but does not appear to have had its own building and facilities at that time in which to meet in or operate out of. As the population of Pukekohe grew and as transportation services developed, an ambulance was acquired for the transportation of urgent cases to Auckland Hospital.⁹⁸ A 'taxi- service' was deployed to accommodate the transportation of patients. In 1946, Franklin's first ambulance service began operation, based in Pukekohe. The ambulance, provided by the Auckland Hospital Board, was garaged at the home of a local member of the St John Ambulance Brigade,⁹⁹ still with no formal building.

Middlemore Hospital in Mangere was not opened until the late 1940s, and thereafter would have significantly reduced the extremely long journey all the way into the inner city. The St John Ambulance Association, Pukekohe branch, opened a new ambulance station in Roulston Street in 1976¹⁰⁰, which it operates from today. Places and buildings associated with the earlier years of the ambulance service in Pukekohe have not been located during this survey; it appears they may not have had a specific building given the makeshift ambulance services which were being provided before the middle of the twentieth-century.

An article from the *Auckland Star*, November 1941, sums up the situation well, in terms of the late entry of specific ambulance facilities for Pukekohe and the resistance from the Auckland Hospital Board to provide one despite requests from the community stating:

"PUKEKOHE AMBULANCE: The Hospital Board decided last evening to advise the Pukekohe Borough and the Franklin County Council, that the board considered that the establishment of an ambulance at Pukekohe was not warranted at present. A strong plea was made by Mr. G.T.Parvin for an ambulance. The decision was made on the casting vote of the chairman. (Auckland Star, 25 November 1941:5)".

2.7.6 Pukekohe Hospital

It had been suggested in 1919, that a memorial cottage hospital be established in Pukekohe, as a tribute to those involved and affected by World War I, which had only just finished. Despite support in the municipal elections there was some doubt as to whether the Hospital Board would permit the erection of a hospital as a memorial. Needless to say this proposal did not eventuate. A Memorial Hospital was however erected in the nearby settlement of Waiuku, a few years later (1923).

It became apparent by the mid twentieth-century that Pukekohe required more substantial hospital facilities, both to accommodate the growing population and general advancing medical practices. Pukekohe Hospital was opened in 1953, as a 22 bed maternity unit, situated on the corner of Kitchener and Tuakau Roads. The hospital was officially opened by the honourable J.R. Hanan, Minister of Health on 30 July 1955.¹⁰¹ In 1979, a geriatric ward was also built on the site. Over time, the hospital has changed its focus, whereby today there are ten clinic rooms utilised by visiting specialists from the Counties Manukau District Health

Board. Pukekohe Hospital currently has 26 beds, 10 of which are dedicated for assessment, treatment and rehabilitation. Today facilities outside Pukekohe, such as Middlemore Hospital, are often used for more critical medical care.



Figure 37. Exterior view of Pukekohe Obstetric Hospital in 1962. FRA: I, 5 / Footprints 04882. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

2.7.7 Wesley College Hospital Wing

Wesley College in Paerata traditionally accommodated an isolation hospital wing for its students. The origins of the hospital derive from the gifting to the school of funds by Mrs Marianne Caughey Smith. The vision was to aid the management and care of those pupils who contracted infectious sicknesses. Designed by Mr Pearce and built by Mr A.G. Grinter, the hospital wing was officially opened on 28 May, 1927, and dedicated to the memory of Mrs Caughey Smith's nephew, William Henry Caughey, who died in World War I. The new block was built in brick and included 'a main ward with room for eight beds, a sun verandah for six beds, an isolation ward, a dispensary, nurses' quarters and a kitchen.'¹⁰² This was also conveniently used as a hospital during World War II when the site was occupied as a military camp. While no longer used for this purpose today, the building remains as a part of a collection of earlier school buildings at Wesley College.

2.7.8 Plunket

The inspired work of the late Sir Truby King in reducing the infant mortality and the health of woman and children was responsible for the founding of the local branch of the Plunket Society in the Franklin area in 1921. The first Plunket Room in Pukekohe began in a small room in Mr F. Perkins premises (on the start of the King Street corner). Later accommodation was made available by the Farmers' Trading Company and in 1924, the Borough Council Rest Rooms was used until 1927, when at a cost of £400 the Branch built a separate Plunket Room onto the rest room.¹⁰³ Like many other buildings from this era the building was designed by Mr John Routly.¹⁰⁴ This served the district until 1958, when the old Rest Room and Plunket Room were completely renovated and extended.¹⁰⁵

The 'Pukekohe Plunket' building on the corner of Wesley Street housed the Plunket office for a number of years and likely predated the present Pukekohe War Memorial Town Hall, constructed in 1957, which stood behind the Plunket Rooms.¹⁰⁶ The building was demolished

as part of the development of the Franklin Centre site in 2007. The local Plunket branch has now relocated across the road in the former Pukekohe Borough Council Municipal Chambers.

2.7.9 Former Pukekohe Māori Woman's Restroom and Clinic

Another building while no longer extant today, which illustrates local healthcare facilities, was the Māori Woman's Restroom and Clinic. While illustrating the segregation present, it also illustrated the movement towards better recognition of the need to provide specific support to the local Māori population, providing an important social and healthcare service for mothers and children and assisting with the prevention and intervention of illness.

The restroom was situated across from the Memorial Park (Roulston Park) on what was then part of Franklin Road. The facilities were formally opened by Princess Te Pua in December 1938.¹⁰⁷ The cost of the building was funded by the County and Borough Councils and the Native Department. John Routly, Mayor of Pukekohe at this time designed and supervised the construction of both the restroom and the clinic.¹⁰⁸ This building no longer remains and it has not been established through this survey when the building was removed.

It is possible there is a larger pool of places associated with the earlier days of healthcare, should such places be identified and extant, they may have historic heritage significance.

3 CHAPTER THREE: INFRASTRUCTURE

This theme explores Pukekohe's infrastructure development starting from early settlement through to the middle of the twentieth century. Pukekohe services the rich and fertile lands of the surrounding Franklin area. The infrastructure has gradually built up to support and facilitate the work, wants and needs of a growing community. Railways and early roads helped transport the produce from the region's plentiful market gardens to central Auckland and beyond. Development of utilities included water, electricity and sanitation services supporting the growing community.

3.1 Transportation

3.1.1 Water Navigation

The Franklin region is surrounded by waterways, the Waikato River (Te Awa O Waikato) to the south, the Thames Estuary to the east, the Manukau Harbour (Manukatanga O Hoturoa) to the north and the Tasman Ocean (Moananui O Rehua) to the west. Māori and very early European settlers in Franklin relied on these natural waterways for transport. Early settlements in the wider Franklin area were concentrated around the places with water access and settlement before 1850, was generally confined to those places where there was water access, such as Waiuku, Tuakau and Karaka.¹⁰⁹ While the wider area has a number of waterways, Pukekohe itself is not on a major harbour or river, it is located further inland. Smaller associated water bodies are however present, with the two catchments of the Whangapouri Stream (towards the Manukau Harbour) and Tutaenui Stream (towards the Waikato River) transcending through portions of the study area, and as mentioned above, the wider area connects up to several larger water bodies.

3.1.2 Roads and Tracks

There were no formed roads and few tracks in the early years, other than those tracks already formed by the local Māori. These navigation tracks had been critical to access the fertile interior of the area for Māori and would also be critical for the early European settlers initially. One such example is the Tuhimata trail that went from Pukekohe East through to Tuakau. Another important route was the 12 mile foot trek along the higher ground skirting the Mauku Stream and over Shepherd's Hill and Rangipokia Landing, where both the largest saw and flax mills of the lower Waikato operated. The track was so important as a route that it was improved into a dray lane during the 1850s.¹¹⁰

Increased settlement pressure led to the development of semi-formalised tracks through the area. More formal roads would need to be constructed if progress was to be made in the colonial settlement though. Outside of the urban centre of Auckland, progress on roads was slow. Under the supervision of a Major Harris, volunteers amongst the settlers were paid five shillings a day and work commenced.¹¹¹

For those residing in the rural areas of Pukekohe and outlying settlements in wider Franklin, not close to the railway stations, the trip into Pukekohe township before the advent of the motor vehicle was a half or even full day excursion, there and back home, relying on horseback, horse and cart, or a long walk by foot. The need to develop a better roading infrastructure saw the formation of the various highway boards. Information on these Boards is set out under the *Governance* chapter, *Local Government* sub-theme.

3.1.2.1 Road Linkages - Buckland

In the earliest days of European settlement, there was no road or rail links between Buckland and Pukekohe, only bridle trails. Supplies were on foot or by packhorse from Drury, then the railhead from Auckland. Road access to Pukekohe was by the road now known locally as 'Hill

Road'. There was also a rough clay track through the bush on the eastern side of the railway line. The present day 'Yates Road' following this route is thought to have been known as 'Bush Road'. Before the formation of a formal road people use to often walk to Pukekohe along the railway line. The present main road, Highway 22, was not opened until after World War I. During the depression of the 1930s, a metal quarry was worked in Parker Lane, off Buckland Road (outside the study area). The workers lived in a crude camp consisting of tents with wooden floors.¹¹²

3.1.2.2 Road Linkages - Puni

At first Puni had no formal connection with Pukekohe and settlers had to carry all their goods from Patumahoe as the goods had to come by water from Onehunga to Pakington (now Glenbrooke). Again, access to Pukekohe was limited to a track through the bush.¹¹³ Although a lot of early road construction was undertaken, it was basic.

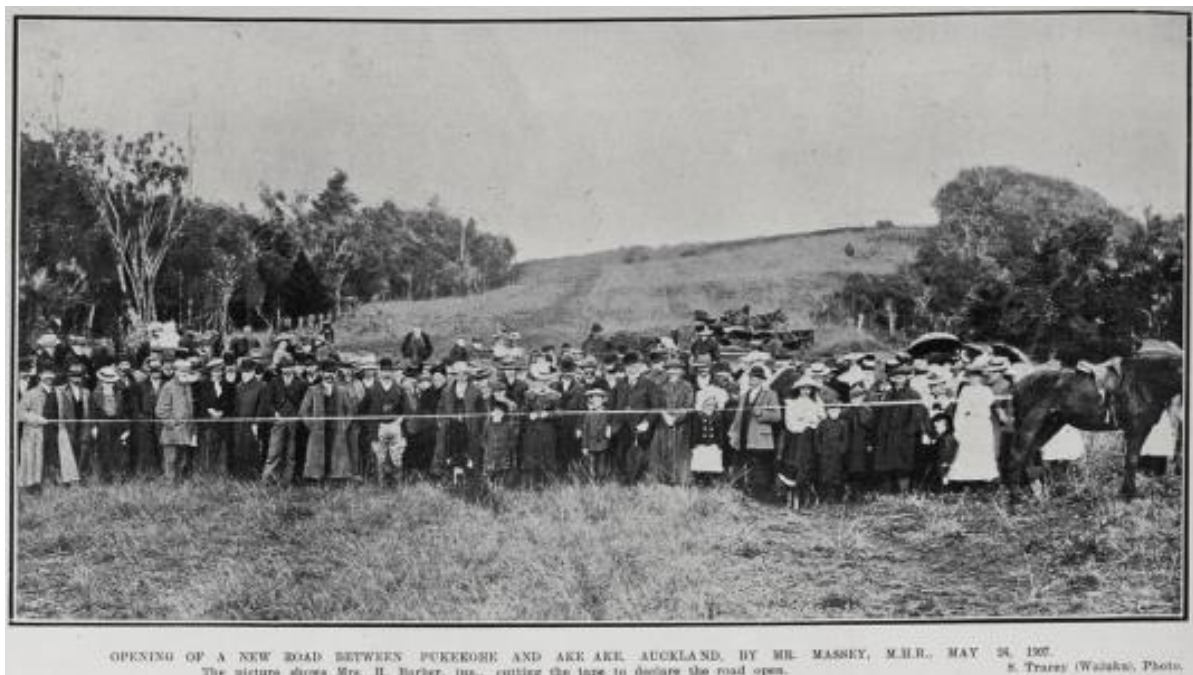


Figure 38. Opening of a new road between Pukekohe and Aka Aka. AWNS-19070606-14-1. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

Opening of a new road between Pukekohe and Aka Aka, Auckland, by Mr. Massey, M.H.R. May 24, 1907.

The following quote outlines how basic the roading formation was:

*A large quantity of road-cutting and clearing has been done in the district but although the work has been well done and good bush roads made they are almost impassable, consequence upon the too early traffic on them, and the extreme severity of the winter.*¹¹⁴

Improved roads allowed further growth in the settlement, as did the construction of the Auckland to Mercer railway line through Pukekohe in 1875. The establishment of rail promoted the refocusing of the town centre close to the railway station. Before the railway came to Pukekohe the main centre had been at Nelson, Ward and Wellington Streets referred to as the 'Paddock Settlement'. After the railway, the centre shifted to the area around King Street.

In addition to facilitating growth and industry, major infrastructure routes also played a major role in the New Zealand Wars. Some parts of the Great South Road were constructed by colonial troops, to provide a thoroughfare to the Waikato. While outside of the specific study

area, the development of the Great South Road, starting in Drury, was a significant piece of infrastructure.

3.1.2.3 *Bridges and Other Roading Infrastructure*

Secondary roads, such as Burt Road (which runs from Drury to Paerata) and other infrastructure, such as bridges, also have potential for historic heritage values either because they were constructed in the earlier days of settlement, demonstrate engineering and technological accomplishments, or have been associated with events, such as the New Zealand Wars.

Limited bridge or buttress associated structures have been identified through this survey; however this does not eliminate the potential for a greater number to be identified with further investigation. The neighbouring settlement of Tuakau is known for its historic bridge and the Great South Road is located not far beyond the boundaries of the study area. As Pukekohe is not on a significantly wide waterway, bridges are likely to be less prominent features, or are more likely to be road bridges, should any be identified.

The main street of Pukekohe was not paved until after 1915. This was a welcome relief for the local residents who suffered the mud in winter and the dust in summer.¹¹⁵ Much of the metal used to originally first pave King Street was cracked by prisoners from the His Majesty's Prison.¹¹⁶ By 1937, 150 miles of clay roads still remained in the region of Pukekohe but over 500 miles had been surfaced.¹¹⁷

Pukekohe's main centre is focused around King Street, near the location of the first Pukekohe railway station. Today a ring loop circles the centre of town with the residential component of the town spreading out from there. Early development was focused in the flat east of the centre and to the west up Roose Hill. In the Paerata settlement, the street pattern focused along the main road and the adjacent railway line. With some development on the hill where the school and farms are located. The pattern of development in Buckland is similar to Paerata in that it is historically developed either side of the railway line (and later the road).

No further features associated with the *Roads* sub-theme such as, horse tying poles have been identified through this study. Should such features come to light, they may have the potential for historic heritage significance. Commercial and residential development is discussed in detail within *Building the Place*.



Figure 39. Road surface of the main street (King Street) of Pukekohe- images looking in opposite directions - then and now. Image titled: No. 8 King St showing public buildings, Pukekohe. Pre 1.3.13 W B & Co Auckland.

3.1.2.4 Road Names

Road names can provide insight into the history of an area, indicating settlement patterns and community values. Some roads in Pukekohe are named after the early settlers to the area. Other roads were named (or re-named) in honour of specific persons or events or may be in reference to landscape features.

Pukekohe examples include:

Cape Hill Road – many of the early settlers to Pukekohe between 1864-1865, came on the 'Maori' or the 'Ganges' ships. The 'Maori' came from Cape Town and arrived in Auckland on 23 December 1864, the immigrants mainly settled on the eastern side of the present railway line. Some of the names in the area reflect the port of embarkation, "Cape Settlement", "Cape Road" and "Cape Hill Road".¹¹⁸

Franklin Road – named after the wider district in which Pukekohe lies. The district of Franklin is possibly named after Lady Jane Franklin, wife of Sir John Franklin, the arctic explorer who discovered the North West Passage around the top of North America. Lady Jane travelled in the Auckland area in the early days of British colonisation. In 1841 she left Hobart for New Zealand, visiting Wellington and Akaroa before arriving in Auckland, to stay with Governor Hobson's household. Lady Jane accepted an invitation to attend a missionary meeting at Waikato Heads, and so made the journey to the South Auckland area. She crossed the harbour in a mission schooner and was carried by Māori over rough and narrow paths, where during the journey she visited Waiuku and Maioro. Lady Jane was widowed in 1847. To honour the role she had played in her husband's discoveries, the Royal Geographical Society awarded her their Founders' Gold Medal. She was the first woman to ever receive the award. The year was 1860, the year that Franklin was named.¹¹⁹

Harris Street - named for Honourable Benjamin Harris, first chairman of the Pukekohe Road Board, and Member of Parliament for Franklin intermittently from 1879-1896.¹²⁰

Henry Curd Terrace - Named for Mr. Henry Curd, one of the founders of Cooper and Curd Ltd. in the 1920s. Cooper and Curd were known as practical coach builders and manufacturers of gigs, carts and drays.¹²¹

John Street – previously called McKinney's Road. Named for John James McKinney, who arrived on the 'Ganges' in 1865. The name changed to John Street after a Mr. J. W. Johns who was a Borough Councillor during 1912-1913.¹²²

King Street – previously called Main Street but was renamed for King Edward VII, 1901-1910.¹²³

Roulston Street – possibly named for Mr William Roulston who owned two square miles of land in the district in 1905, and acted as Town Board Clerk until Mr J. Patteron was appointed. The Roulston Brothers were early shopkeepers and butchers in Pukekohe.¹²⁴

Juwala Singh Lane – during the course of Franklin's first Heritage Week celebrations in 2010, the Franklin District Council resolved to name a pedestrian walkway on King Street, Pukekohe, 'Juwala Singh Lane'. This is in recognition of Mr Juwala Singh who was the first Indian immigrant to own a business property on King Street, Pukekohe.¹²⁵

Routly Avenue – located on Pukekohe Hill, named after John Routly, a notable architect and former Mayor of Pukekohe. His terms of mayoral service were from 1921-1935 and again from 1938-1941.

Totara Avenue and Totara Place – likely named in recognition of the present stand of totara trees within Roose Bush, and potentially in recognition of what was likely a much larger area of totara trees prior to residential development.

Massey Avenue – named in honour of William Massey, Member of Parliament for the Franklin electorate from 1896, which he represented until his death in 1925. Massey was the 19th Prime Minister of New Zealand, holding this position from 1912 to 1925. He was also the founder of the Reform Party.¹²⁶

Pukekohe East examples include:

Kern Road – named after Cecil George Kern and Lydia Kern who were founding settlers of the Pukekohe East district. Cecil and his wife bought 96 acres, which was covered in Manuka scrub. A small cottage was built, and then a homestead in 1915. A reserve was later set aside from land gifted by the family.

Ranchman Road – named after Thomas Ranchman, who is thought to have been the first European to take up permanent residence in the area south of Slippery Creek close to the settlement of Drury. Ranchman Road runs from the small settlement known as ‘Ranchman’, through to Pukekohe East.

Some interesting examples in Paerata include:

Anchor Road (Paerata) – possibly named after the anchor symbol used by the New Zealand Dairy Company. Also may be associated with the crown and anchor dice game (see below).¹²⁷

Crown Road (Paerata) – crown and anchor is a dice game once favoured by sailors of the British Navy and the game is evoked in the names of countless pubs around the English speaking world.¹²⁸

Some interesting examples in Helvetia include:

Schaefer Road, Helvetia Road, Ostrich Road, and Ostrich Farm Road – all four roads are associated with the former Schaefer Ostrich farm which previously operated in Helvetia.

Some interesting examples in Buckland include:

Buckland Road – named after the local area, which in turn is named after the early land owner Mr William Thorne Buckland. His landholding encapsulated most of the present village and stretched towards Taka to approximately Wright’s Road.¹²⁹

Yates Road – named after the Yates seed farm owned by Arthur Yates & Co, operating in the early twentieth century in Buckland.¹³⁰

A closer inspection of the area will reveal a significantly larger number of street names named in memory or in association with historical people, groups or events from the area’s past. See *Ways of Life* chapter, *remembering the Past* section, for a further discussion on historical place names.

3.1.3 Buses and Trucks

Pukekohe is predominately an agricultural town, with a need to move fresh produce from the fields to the markets in Auckland. From 1875, the train meant easy access to Auckland but as the roads improved trucks were often used for the transport of goods and buses for the movement of people. A reliance on foot or horse and cart prevailed in the era prior to the automobile.

Unlike suburban areas connecting to larger central business districts, trams would have been a difficult and likely an inefficient form of transportation for provincial townships and rural settlements such as Pukekohe and its surrounding settlements. Neither Pukekohe nor any of the southern Auckland areas adopted tram services, instead favouring a strong reliance on the rail network.

Before the 1950s, owning a personal motor vehicle was outside of the affordability of most New Zealand families. There was an increased reliance on public transport. W.J. Wheeler and Sons started a bus service from Pukekohe to Auckland in 1926, with two buses. This trip took almost three hours along the main roads and is a testament to the poor condition of the roads.¹³¹ Their buses also travelled between Pukekohe and Papa Kura, a popular route. In 1926, the company paid £100 towards the maintenance of the roads which were not equipped to carry the weight of a loaded bus. The money was paid as part of the application to drive buses along the route; the bus at eight tons exceeded the maximum weight limits on the road by two tons.¹³² There are still regular bus services to and from Pukekohe linking the town to the neighbouring areas and central Auckland.

Taka resident Mr Frank Werner operated a bus service from Taka, through Buckland to connect passengers to the Auckland bus services at Pukekohe. From the 1920s there were regular services linking Buckland with Auckland using seven seater Buick cars¹³³.

In the middle of the twentieth century, Shaw Transport was one of the key bus company's operating for school routes in and around Pukekohe.



Figure 40. View of the Pukekohe bus terminal taken from Roulston Street c.1961.FRA: I, 5 / Footprints 03117. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

3.1.3.1 Stembridge Transport

A prominent local transport company in Pukekohe, Stembridge Transport, started in 1919 with a horse and cart to transport goods around the area. In 1921, the company added its first truck to its fleet, a Republic three tonner with solid rubber wheels.¹³⁴ In 1921, the company moved to Edinburgh Street, where stables, and later truck yards, were erected. The company continued to prosper and grow, eventually moving to a site on Harris Street in 1960. By then there were no horses, and over ten trucks in the fleet. Although rail was still a popular means of

transporting goods to and from Pukekohe, as petrol became cheaper and roads became better, trucks became an increasingly attractive alternative. No other features associated with this sub-theme, such as historic bus-shelters, have been identified during the study.

3.1.4 Rail

The first railway in New Zealand was opened in 1863, connecting Christchurch and Lyttleton. Under the leadership of Premier Julius Vogel in the 1870s, railway development became a priority for the Government as it assisted in the colonial expansion of New Zealand and encouraged immigration.¹³⁵ By 1908, the Main Truck Line allowed for unbroken travel from practically one end of the country to the other.

3.1.4.1 Original Pukekohe Station

Pukekohe and outlying Buckland were linked to Auckland by rail in 1875 as a result of the extension of the line to Mercer, promoting the growth of agriculture and horticulture in the area.¹³⁶ The trip into Auckland was reduced to two and a half hours,¹³⁷ simply not possible before, this significantly aided the transport of produce to the Auckland market. The arrival of the railway therefore had a significant and positive impact on the town from an economic and infrastructure perspective.

To accommodate the new station, the town centre was refocused along King Street. New settlers were attracted to the area before the official opening of the railway on the 20 May 1875, to work as contractors, or supply railway sleepers.¹³⁸ The trades of the early settlers coming from South Africa between 1864 and 1865 reflected the plans for the Auckland-Waikato railway. These included specialist railway labourers, engine fitters, and engine drivers.¹³⁹ However, the settlers would need to wait ten years for the railway to come to Pukekohe. The station was close to the Pukekohe Hotel which was a key building present at that time. No above ground evidence remains today alluding to this former station site, which now forms the intersection of King Street, Manukau Road and Massey Avenue.

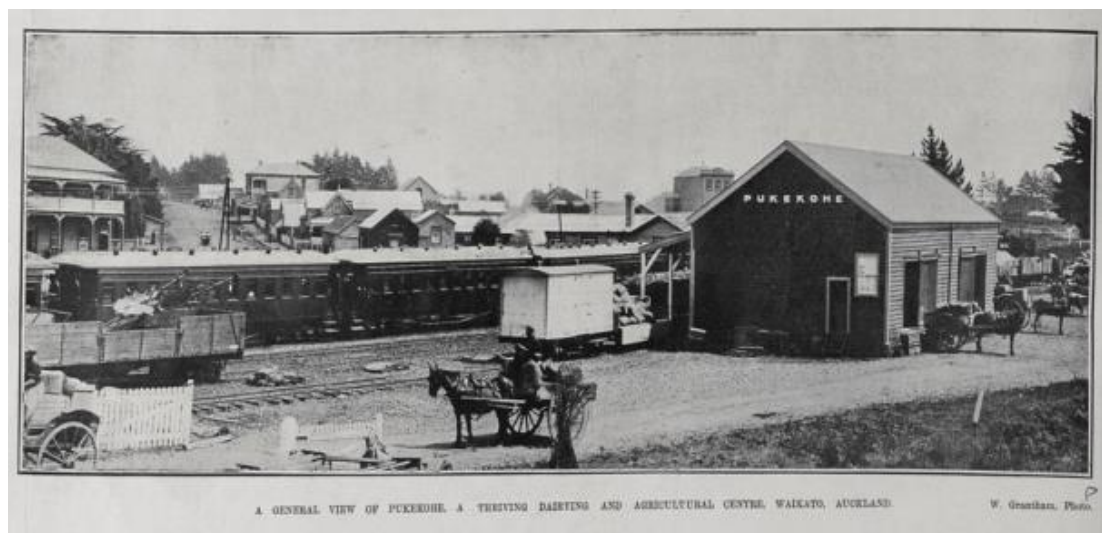


Figure 41. An early photograph of Pukekohe station. Sir George Grey Special Collections, Auckland Libraries, AWNS-19060517-6-2.

The side of the Pukekohe Hotel is evident in the left of the image. Other recognisable buildings in view include the small Bank of New Zealand premises on the right hand side of the road, near the train station. Sticking out to the side of the station building, the two-storey Masonic Lodge building can be seen in the distance.

By 1900 some locals were complaining about the station building and a petition was raised in 1906. Plans were made to renovate the first “T” shaped station but instead it was relocated to the new station and converted into a goods shed (no longer extant onsite).

3.1.4.2 Second (Present) Pukekohe Station

Construction on the new station began in the middle of 1912 and was in use by 1913. The station building was originally of a Troup era Class/Type B design¹¹. Class/Type B stations provided a gable roof building, with seven choices of plan ranging from an unattended station at 44 feet long, containing a lobby and ladies waiting room, to a 103 feet long station with lobby, ladies waiting room, tickets and parcels office, station masters office, porters and lamp room. In the case of the Pukekohe station, the buildings first platform verandah was an uneven gable, and was located on the western side of the building.¹⁴⁰

It was common for most rooms to have fireplaces set on the centreline of the building, and this is the case with the Pukekohe station. Typically the eaves were decorated with wooden brackets at 1.2 metre spacing and a finial mounted on each end.¹⁴¹ These features are evident in the design of the Pukekohe station. However, today the finial and two chimneys are not present (one chimney having only recently been removed).



Figure 42. Pukekohe railway station in 1913. Sir George Grey Special Collections, Auckland Libraries, AWNS-19130410-6-2.

In time, the station building has expanded to provide more passenger shelter and the need to modify the position of the network lines. The first key change appears to have been in the 1930s. The main trunk line at Pukekohe was opened as a double tracked line on 29 March, 1931 with the track on the eastern side of the platform. The building was renovated to accommodate for its new status as a station situated on an island platform. A new eastern veranda was also erected. Around this time the station was extended to the north as well. There were modifications in 1954 to allow for the signal control system to be installed.¹⁴² As of 2014, this device was still in use. Secondary raised platforms were added in 1993 to bring the level of the platform up to the level of the passenger trains. Passenger access is primarily from what is today Station Road, with a portion of an earlier footbridge still present for access down to the station.

The station serves as an active reminder of the once bustling and active meeting point, which, while it still receives significant passengers, is not the social terminus it once was. This trend is a national one, not limited to the Pukekohe station, and sees a change in the use of the stations themselves. The station once accommodated news-stands, a refreshment room, porter's room, parcel and luggage room, station masters office, and a ladies waiting room. Across the country, the greater availability of cars and buses during the 1920s gradually eroded rail passenger numbers, despite overall increases in freight. In the 1950s New Zealand

¹¹ Troup era stations, named after their designer George Troup refers to station design from the 1904-1945 periods. Within the 'Troup era' are three key categories. Class/Type A, Class/Type B and Island stations.

had more than 1350 railway stations, ranging from grand urban monuments to tiny weatherboard sheds.¹⁴³ This figure has decreased significantly, and many that do remain are no longer operational as passenger stations.

The railway station is one of a small number of remaining island-platform stations on the North Island Main Trunk Line and is still used by railway staff and the platform by passengers. A limited number of these buildings were constructed throughout the country to serve suburban stations and small towns. Canopies, plan layouts, details and finishes subtly differ, yet they are recognisable as a non-contagious group. Therefore, although built to a standard plan each station is different. While fabric additions have taken place, these are mainly sympathetic to the building and it can still be read as a Troup era station. The building represents the long association of the railway with Pukekohe and the role that the railway has had in its growth and development.



Figure 43. Pukekohe railway station as seen from pedestrian overbridge. Photo: AC, November 2013.

3.1.4.3 Railway Worker Housing- Pukekohe and Paerata

During the early twentieth century, the Railways Department became a significant housing builder in New Zealand. Whilst the department had been supplying employees with accommodation since the 1880s, the ongoing development of railways after World War I made it apparent of the need to provide a greater number of cost-effective housing for its workers. A large-scale housing construction scheme was therefore instigated, with plans to construct at least 300 houses every year. Manufacturing took place at a prefabrication factory in Frankton, with production commencing in 1923 until 1929. The pre-cut houses were transported by rail to various sites around the North Island. The Railway Department's Office Engineer, George Troup, led the redesign of the house plans. A basic Class B design was adopted which incorporated a standard house plan with four key façade variations.

A group of nine houses along Birch Road and Ngahere Road, off Station Road, were constructed as railway workers housing in the 1920s. While of some thematic interest, these dwellings appear to have undergone some alterations. Generally built in clusters and enclaves, this example is reasonably small and retains only four of what appears to have once been a total of nine. Two of those remaining have been somewhat altered externally. Railway housing does however provide thematic interest for the New Zealand Railways philosophy to house its workers in small communities, as well as the distinctive Troup pre-fabrication, and is of interest to this theme as well as *Building the Place*.

3.1.4.4 Buckland Station

The train stopped in the small outlying community of Buckland from 1875 with Mr William Thorne Buckland giving a site for a railway station.¹⁴⁴ The railway once took a more westerly course south of the station.¹⁴⁵ By the 1920s, the railway station at Buckland consisted of a complex of buildings, consisting of a cattle yard, goods shed, waiting room, ticket office, station masters residence and a row of houses for linesmen.¹⁴⁶ These buildings no longer remain *in situ*. The station closed to freight in 1954 and to passengers in 1968.¹⁴⁷ It has not been established through this survey if any of the station buildings were relocated, or if they were demolished.

3.1.4.5 Paerata Station

It was not until 1884 when increasing pressure from the local community lead to the opening of Paerata Station.¹⁴⁸ In 1912, Paerata became a junction point on the main truck line as works began to connect the settlement of Waiuku by rail at Paerata. The station became known as Paerata Junction. Works were slow and the new line was not completed until 1921-1922.¹⁴⁹ The growth of the station lead to several associated buildings' being constructed, few of which remain today. There is limited above evidence of the once bustling junction, with the foundations of the station water tower remaining with a 'Welcome' sign on top. There may be potential for further archaeological evidence below ground relating to the settlement's post-1875 association with the Main Trunk Line.

Four railway cottages on Crown Road, two of which were completed by the time the Waiuku line reached Paerata are still present and are the one visible remnant of the complex of buildings and other structures that once comprised Paerata Junction.

The Waiuku Branch railway line was closed to passengers in 1948 and to goods in 1968 but was rebuilt to service the Glenbrook Steel Mill the same year.¹⁵⁰ Railway traffic junction changes and modernisation of local railway signalling in the late 1970s meant the staff was no longer required at Paerata Station by which time the majority of the goods shed had been removed from the station. The Paerata Station was closed in 1977 with the remaining yard tracks being removed.¹⁵¹

3.1.4.6 Helvetia Shelter Shed Station

Another former station site within the study area was the small shelter shed situated in Helvetia, along the Waiuku branch line. When the Waiuku railway line was established in 1922, the Helvetia Ostrich farm (former) received its own train station. The line (called the Mission Bush Branch which connects the North Island Main Trunk railway to the Mission Bush Steel Mill) was opened on May 1922 as a passenger line, but was not very profitable. Passenger services ceased on 17 July, 1948.¹⁵² Today, the station building has been moved from its original location and the line is used only for transport of raw materials (bulk lime and coal) and steel from the Glenbrook Steel Mill, destined for the Port of Tauranga. The old Helvetia station building was relocated to a property approximately three kilometres down the track, close to the tracks, after the station was no longer included as a stop. The building is a simple structure of weatherboard cladding and slight pitched roof.

3.1.5 The Automobile

The first automobile came to Pukekohe in 1911, it was owned by Mr Berridge. Council decided to restrict its speed to 10 miles per hour, but Councillor John Comrie said "the speed was ridiculous because a donkey could travel faster."¹⁵³ In 1912, only three people owned automobiles in Pukekohe, and petrol was hard to come by. In the smaller connecting settlements, it is thought that the first automobile in Buckland was owned by Mr Bob Wright. It was bought in 1914 from Mr Henry Dyer of Onwhero and was a c.1912 model.¹⁵⁴ In Puni, the

first automobile was owned by Mr Robert Fulton, who purchased a brand new 1914 Model T.¹⁵⁵



Figure 44. Peace parade in King Street, 1919. FRA: II, Footprints 04642. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

This image above illustrates the introduction of automobiles in Pukekohe in a Peace Parade on King Street in 1919. The Seddon Memorial lamp is also present.

By the 1920s automobiles were increasingly being driven and sold in Pukekohe. The motorisation meant increasing pressure on the roads and a demand for sealed road surfaces.¹⁵⁶ Alongside this, several motor dealerships opened in Pukekohe during the first part of the twentieth century including; Cooper and Curd on King Street, Stan Andrew on Roulston Street, Howe and Westin on King Street, Atkin and Bellhouse on Dublin Street and Kane's service station on King Street. Given the size of the town and the community it serviced there were a significant number of premises associated with the motor vehicle industry in the town centre area.

Conrad Cooper and Henry Curd started the Franklin Carriage Factory (later known as Cooper and Curd) in 1905 specialising in horse carriages. By 1913, the business had expanded to include sales of motor vehicles.¹⁵⁷ The ability for the company to move from the coach building to the new age of the motorcar ensured business remained a prominent employer in Pukekohe for many years. Their King Street workshop and sales building remains to this day on the corner of King Street and Edinburgh Street. However, the outbuildings and sheds no longer remain onsite. They also owned a funeral directing business and operated a service station. The first hearse in town was a 1918 six cylinder Buick.

The popularity of the motor vehicle in New Zealand started in the 1920s and continued slowly until the 1950s when the affordability and relative incomes saw a rapid increase in car ownership. Increased accessibility of the car led to a decline in public transport, including fewer bus services and the abandonment of trams in the inner suburbs of Auckland, and further afield. For rural communities like Pukekohe, cars represented a freedom, as well as a connection to the urban centre and markets of Auckland. Outside the suburban streets, in

close proximity to the town centre, there is today a heavy reliance on the car. This is however not atypical of most settlements.



Figure 45. O'Connor's Building, West Street, 1924. Footprints 03237. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

The sign on the side elevation of the building reads 'Pukekohe Motor Garage- H Wild Proprietor "- Dodge Brothers Service Station'. A sign 'garage' is also on the upper front elevation.

An early petrol station was the Howe's and Weston premises situated at the eastern end of King Street which they occupied for 26 years from 1926 to 1952. Later successive Howe and Weston premises were erected in the former W. Steveson and Sons premises, occupying the premises from 1952-1991 when the building was demolished. The Howe and Weston legacy was further continued with the construction of a contemporary Mobil and Honda dealership on the corner of Manukau Road and Massey Avenue. It has been the longest established motor company in Pukekohe.¹⁵⁸ Cooper and Curd also operated a petrol pump as part of their wider business. This has now been infilled as shops. A motor garage and service station we also run by H.Wild Proprietors, with the 'Dodge Brothers Service Station'.



Figure 46. Cooper and Curd building with petrol pump. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

3.2 Utilities

Potential historic heritage places associated with the *utilities* sub-theme may include power board depots, sub-stations, workshops and offices, pump houses, lamps, power lines, reservoirs water towers, wells and destructor buildings.

3.2.1 Water Supply

The immediate Pukekohe public water supply came from a reservoir at Hickey's Spring, named after Jeremiah Hickey the original landowner. The water was originally dammed, but later a series of underground collector pipes were installed to collect water directly from the spring and a treatment plant onsite.¹⁵⁹ The springs, now located within what is known as Hickeys Recreation Reserve are protected in the PAUP as a scheduled *Significant Historic Heritage Place* (UID # 01558).

In nearby Puni, prior to 1913 there was a reliance on the one running creek and a few weeks for water supply. On some large properties concrete cisterns were constructed to hold water reserves should the need arise. On properties where an ample supply of water was available, the carrying capacity of the land was 25-30 cows per 100 acres but on some blocks the carrying capacity was much less. In low water events, stock was herded to a specific location to drink from. Some farmers even carried water to their stock, proving very labour intensive.¹⁶⁰

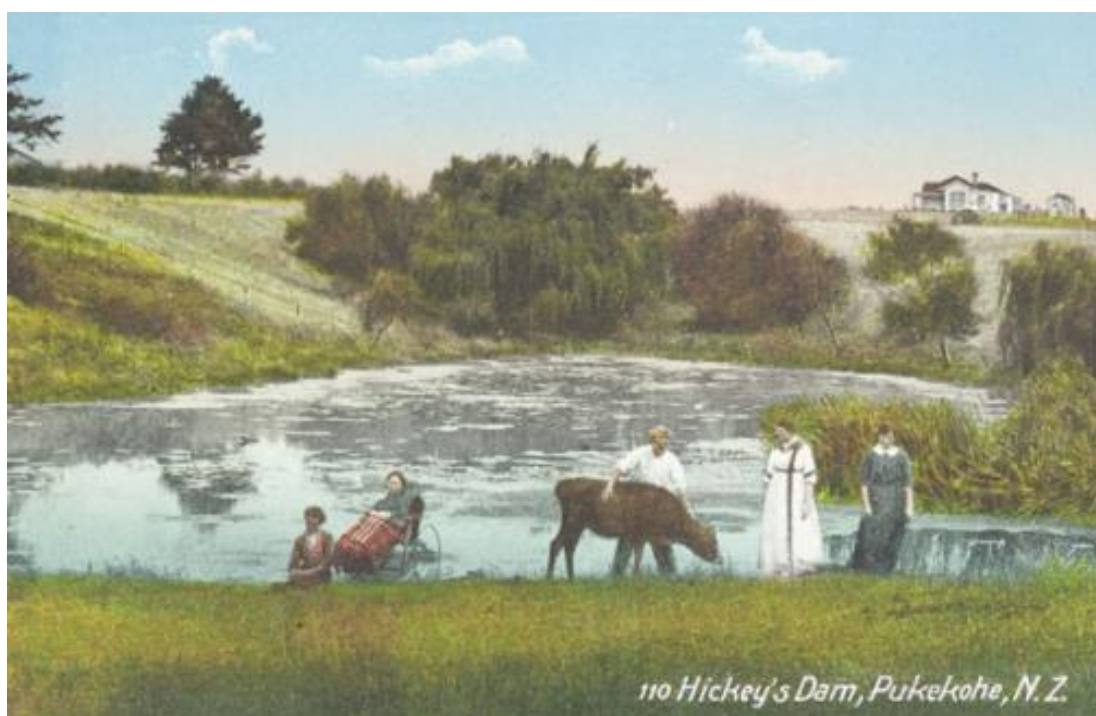


Figure 47. Painting of Hickey's Spring c.1912. Published by J. Patterson, Bookseller, Stationer, Printer, Pukekohe, N.Z.). Franklin Heritage Collection Pukekohe Library, Auckland Libraries.FRA: I, 5, Footprints, 02363.

The above image sets at a group of people posing with a calf in front of the reservoir at Hickey's dam, c. 1912. The man with a calf has been identified as Mr Hickey and the woman in a wheelbarrow as Mrs Hickey.

Puni's first bore was established and successfully supplied water in 1913. It was introduced by Mr Thyers who had shortly before purchased a site adjacent to the Puni School. From this came a further 20 bores that were sunk around the Puni area; ranging from 90 to 250 feet deep. It has not been established through this survey what number of these earlier bores may still exist today. Should any remain, they will be of thematic interest in relation to the

infrastructure and *work* themes. Windmills were the most economic means by which to pump the water in the early twentieth century. In time, developments in farming technologies, such as the introduction of top dressing the land with artificial fertiliser, resulted in the stock carrying capacity of the land increasing, alongside production. Into the second half of the 1920s, with the introduction of electricity through the reticulation provided by the Franklin Electric Power Board, the windmills were replaced by electric motor.¹⁶¹ No windmills have been identified through this survey; again, the establishment of any remaining features will be of relevance in relation to the infrastructure theme.

Within Pukekohe, as early as 1911, the increasing demand for water, led the Pukekohe Town Board to investigate other options. A new water source was found on Pukekohe Hill, sufficient for a town of 15,000 inhabitants.¹⁶² By 1923, there was ample water to service Pukekohe with three bores and two reservoirs, one on Pukekohe Hill along Anzac Road and the other on Roose's Hill, in Rooseville Park.¹⁶³



Figure 48. Municipal infrastructure building c.1912. Franklin Heritage Collection Pukekohe Library, Auckland Libraries. FRA: I, 5, Footprints 02364.

The building under construction in the image above has been identified as the town's power house, but was more likely the pump house or water works. The men depicted have been identified from left to right as: H. Dell, a consulting engineer; A. Berriman; R.F. Webster, the Town Board chairman; a workman; J. Costello. If this is the case, the photograph must have been taken prior to April 1912, when the last Town Board was dissolved. The town's pump house was under construction at that time, whereas the powerhouse was not built until 1917.

The Franklin Underground Water Authority was formed in 1957, to manage the water resources in the region. It was dispended in 1973 and the function taken over by the Auckland Regional Water Board.

Water tanks and wells in areas outside of the main Pukekohe centre were common. A striking example is the water tower at Wesley College in Paerata. The water tank was likely built as part of a complex of buildings at the school in the 1930s; although a modern tank has been installed, the base of the structure appears similar to when constructed.

The known remains of a well, measuring 44 feet deep, is present on the former site of Doctor Dalzeil's house on Totara Avenue. The original house was demolished in 1976 but the hand dug well has been kept and preserved alongside more modern pumping equipment.¹⁶⁴

Treated water from the nearby Waikato River first supplemented the Auckland water supply in July 2002. This was more than 130 years after it was first suggested. In the early 2000s up to 75,000 cubic metres of Waikato River water was pumped through 38 kilometres of pipes each day, supplying around 10 per cent of Auckland's needs.¹⁶⁵ While this is outside the direct study area the Waikato River is of relevance for its infrastructure, natural, cultural and historical development affiliations.



Figure 49. Water tank at Wesley College-then and now. Left: Water tank at Wesley College, Paerata, 1940. Sir George Grey Special Collections, Auckland Libraries, 4-2671-18. Right: The water town at Wesley College as it appears today. Photo: AC, January 2014.

3.2.2 Sanitation and Sewage

Across early Auckland, in particular in the more urbanised areas, waste management was a considerable health and amenity concern. The most important progressive initial step was the banning of cesspits and requiring night-soil collections. The cesspit consisted of a hole dug in a backyard, with an outhouse erected on top – when it filled, a new hole was dug. Before long backyards and paddocks were riddled with holes full of excrement, this was banned across the nation in 1870, shortly after the time more intensive settlement and development commenced in Pukekohe.¹⁶⁶ Households were generally required to pay a 'night-soil man' to collect the waste from their site.

Interestingly, little in the way of archival documentation has been located on this topic through this survey, but may be held in municipal files held by National Archives New Zealand. Parts of Pukekohe may contain earlier utility pipes beneath the ground. Such features may be of thematic interest in relation to this sub-theme, and useful in demonstrating and understanding changes in technology and public health practices over time.

As some parts of Pukekohe were reasonably rural and much more sparsely populated in comparison to inner Auckland areas, sewage reticulation doesn't appear to have been a substantial issue, or if so, not one that has been well recorded or publically complained about by residents on mass. Septic tanks also began being installed, in particular in the very rural area which lacked sewage reticulation from the early 1900s, and remain in portions of the study area today.

It appears that in the more urban area there was a desire for improved sanitation systems. Ratepayers of the newly established Pukekohe Borough approved a proposal for a reticulated sewerage system in 1912. The necessary finance however failed to eventuate. As a substitute, on 21 July 1915 a night soil or night-cart service was approved instead. It was some years before Pukekohe got a formal drainage and waste system.¹⁶⁷

The piping of waste only became feasible with the introduction of high-pressure water supplies that could flush lavatories into the newly-constructed sewers. Sewerage systems were completed in Christchurch in 1882, Wellington in 1899, Dunedin in 1908, and Auckland in 1914. Auckland in general was well behind its other counterpart New Zealand cities in the development of a formal sewage network,¹⁶⁸ especially given its reasonably large size.

In 1914, there was no central sanitation system in Pukekohe. The town still relied upon septic tanks, pits and common burials.¹⁶⁹ This is not surprising given that this was only at the very start of when a sewage system was underway in inner Auckland. The first sewage scheme in Pukekohe was built over thirty years later in 1937-1938, and served only the more densely populated areas and the business part of town. The effluent was discharged into a stream leading to the Manukau Harbour.¹⁷⁰ Into the 1950s it became necessary to make alternative arrangements and a treatment pond was installed near the Waikato River to service Pukekohe and Tuakau.¹⁷¹ The previous system had served the Borough for some twenty years but could not accommodate the growing population which was approaching 5,000 residents. In 1956, half the town was serviced by individual septic tanks and there was no provision for the disposal of industrial waste (other than for one business, the New Zealand Packaging Company). Oxidation ponds were the recommendation of the consulting engineer commissioned by the Borough, who also recommended the effluent pass into the Waikato River. Tuakau also joined this scheme with Pukekohe, as the mains for Pukekohe passed close to Tuakau, and it came to service both settlements.¹⁷²

3.2.3 Rubbish Disposal

In the early days of settlement, households and businesses were expected to make their own waste-disposal arrangements throughout the region and nation, Pukekohe being no exception.

In 1928, the Pukekohe Borough Council resolved to start a centralised collection of rubbish in the area and the erection of an incinerator.¹⁷³ By 1931, the rubbish was collected fortnightly in the residential areas and weekly in the main street.¹⁷⁴ It was not uncommon to bury or burn household and industrial waste prior to formal rubbish collection. The burial of household waste provides the potential for archaeological material of interest, below the ground surface in rubbish pits. The formal exploration via archaeological practices, of earlier European occupation sites has the potential to reveal interesting information and to gain a deeper understanding about the ways of life of early Pukekohe residents, businesses and industries.

3.2.4 Electricity

Electricity generation in New Zealand first began in 1888 in the small town of Reefton in the South Island.¹⁷⁵ However, in the late nineteenth and earlier part of the twentieth century, there was little lighting in the Franklin area at all. Carbide acetylene gas-powered street lights were present before the introduction of electricity in the town centre and some homes. The introduction on mass of reliable electricity and associated appliances revolutionised working and living conditions, for many farmers, industries, housewives and shop owners in the area. Development had the opportunity to expand considerably through this technological advancement.

3.2.4.1 Seddon Memorial Lamp

An example of a structure extant today, representing early lighting technologies is the Seddon Memorial lamp. In 1907, a triple gas lamp was erected by the local residents of Pukekohe in memory of the Right Honourable Richard John Seddon, premier of New Zealand from 1893-1906.

¹² Reefton was the first location in the country to have a public supply of electricity. In addition, the town was the first to switch on an electric street lighting system in the Southern Hemisphere. Information accessed from : <http://www.reefton.co.nz/>

The lamp was first lit by carbide-generated acetylene gas and converted to electricity in 1912 when an electric generator plant was installed in Nelson Street that year (generator building no longer extant). The lamp was originally in the middle of the intersection and then moved just beyond the boundaries of the former Presbyterian Church site. Throughout time it has been shifted on several occasions, to accommodate motor traffic, was at one point in storage in Bledisloe Park, and in Roulston Park in the mid-1960s near the Pioneer Cottage.¹⁷⁶ It is now situated in Seddon Park close to its original location on Dell's corner at the junction of King, Queen, West and Seddon Streets.

3.2.4.2 Progress with Electricity

Prior to electricity, gas lamps were the main means of generating light. Gas lamps were first erected in Pukekohe's main street (King Street) in 1906. This was the first public lighting ever provided in the town. The gas lamps were replaced by electric power poles in 1917.¹⁷⁷ In October 1917, electric lighting was switched on in some parts of inner Pukekohe. The first areas illuminated included King, West, Harris, Seddon, Edinburgh, East Hall and Victoria Streets, Prospect Terrace, Manukau Road and Harrington Avenue.¹⁷⁸

Although electricity was being used to power the town's water supply, there was not the money, manpower or reliable machinery available to power the rest of the town, let alone the surrounding rural areas. The initial supply of electricity was operated by the Borough Council prior to the FEPB being constituted.¹⁷⁹ In 1917 electrical engineer A.J. Fenn proposed a direct current system for the Franklin region.¹⁸⁰ The simple system could only provide electricity at certain times of the day as the council could not afford the accumulators for storing the energy.

By the 1920s, Pukekohe residents were increasingly interested in obtaining reliable power. Gas was expensive and coal was dirty, and the possibility of government hydro-electric power offered a potentially low cost and low maintenance alternative.¹⁸¹ In the early 1920s a large number of Power Boards were gazetted across the country, marking a shift in the service of electricity away from the municipality.¹⁸² In 1921 representatives from around the district met and formed what would become the FEPB.¹⁸³ In 1923, a provisional Committee was set by Local Bodies in the area to investigate the formation of a Power Board for the Franklin District. Early in 1924, the Borough became a constituent district when the Power Board was formed.¹⁸⁴

In 1925, the Franklin Electric Power Board had established a store, offices and garages on Manukau Road, scheduled *Significant Historic Heritage Place* (UID# 01522). The Board purchased the Borough Generating Plant on the 1st August 1925 on its Neilson Street site (as well as the plant at Waiuku), and from that time the whole district was reticulated as promptly as possible (Pukekohe plant no longer extant). Most residents and businesses directly in the Borough readily requested electricity. In the outlying more rural areas more effort had to be made to canvass for it.¹⁸⁵ The Plant no longer remains and is now the site of the Miller Reserve.

Today, the town centre has been converted to below ground electricity, while the majority of earlier residential areas retain above ground power lines.

In 1927, the FEPB had grown sufficiently to require a second building. It was built on a section on King Street. With the establishment of Pukekohe as its base for operations, the Board was the first institution in the area to commence trading in electrical appliances. It is not clear who the final designer of the building was as tenders were called by Routly on 15 October, 1927. Likewise plans signed by Hamilton registered architect Thomas S. Cray are on file, to a design similar but not exactly the same as the final design built. The final two-storey King Street office appears to have been designed by either Routly or Cray.

The new showroom could display goods for sale, and there was room for offices.¹⁸⁶ The building at 62 King Street stayed in the ownership of the Power Board until 1973 when they moved to new offices on Seddon Street.¹⁸⁷ The King Street FEPB building is present today, with the upper level and front elevation features being the most prominent.

Electricity in the region continued to grow during the depression years despite difficult conditions for workers. Electricity prices had come down significantly between 1931 and 1935 and demand was increasing.¹⁸⁸ Linesmen continued to dig holes for the power lines by hand until the 1960s. From the 1950s and 1960s the FEPB started making their own concrete power poles, and continued to do so for 40 years. Between the 1980s and 1993 government regulation transformed power boards across the country. The FEPB became Counties Power, which it operates as today. The vast majority of the early timber pole lines have been replaced, or electricity infrastructure undergrounded. Any 1920s and 1930s poles that may remain have the potential to be of interest in relation to this theme.

An example of a building associated with utility services was the Pukekohe Powerhouse located on the corner of Nelson and John Streets. The Pukekohe Pump House and Steam Pumping Station were constructed to pump water to the two borough reservoirs. Later this housed coal fired electric generators for electrification from 1913 until the state hydro schedule came into operation in 1925.¹⁸⁹ The site then was used as the Municipal Works Depot. The pump house is no longer present and the site has been converted into public open space in more recent years. No pre mid-century substation buildings have been located within the area through this survey.



Figure 50. Seddon Memorial lamp – local locations over time.

Left: Seddon Memorial lamp in front of the Presbyterian Church. Sir George Grey Special Collections, Auckland Libraries, AWNS-19070606-15-3.

Centre: Seddon Memorial lamp in Roulston Park off Stadium Drive in the mid-1960s. Auckland Libraries. Pukekohe Local History file. *Franklin 1967: A blueprint of industrial power and potential*. 1967. p. 81.

Right: Seddon Memorial lamp today in Seddon Park. Photo: AC, 2013.

A more detailed history of the Franklin Electric Power Board is set out in: Poplur, G. 2010. *Franklin's Powerful History. The story of Franklin Electric Power Board – Counties Power*. The Author.

3.2.5 More Recent Developments

An example of a more recent infrastructure development was the gas station introduced to the Paerata area. On 7 May, 1982, the Minister of Energy and local Member of Parliament Bill Birch turned on the supply valve at the Auckland Gas Company's Paerata gate station.



Figure 51. Auckland Gas Company opening 1982. Courier collection, box 15/35. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

Pictured beside the gas valve after the ceremony are Sir Austin Martin, the chairman of the Auckland Gas Company at the time, and the managing director, Albert Veart. The sign reads: 'Auckland Gas Company Ltd MARKING THE EVENT OF "THE TURN ON" OF NATURAL GAS to the Borough of Pukekohe 7th May 1982'.

4 CHAPTER FOUR: BUILDING THE PLACE

This chapter sets out the residential and commercial settlement and development of the Pukekohe area. In particular addressing historical patterns and trends and how these may have changed over time. The colonisation period which involved a significant number of acquisitions of land from the Māori population by the Crown is also discussed.

4.1 Residential Development

4.1.1 Overview of Residential Development

This section of the *Building the Place* chapter addresses the residential development of the Pukekohe area. This very broadly covers Māori occupation in the very initial years of European contact in relation to land confiscations, Crown grants, and early pioneer settlement patterns (1850s -1870s) , leading into the Victorian (1870-1900) and Edwardian (1901-1919) eras, as well as moving forward into the Inter War (1920-1939) and Post War (1940-1965) periods. Land confiscations are strongly linked to the *Land and People* theme.

The pattern of residential development over time is discussed, this traditionally being one of dispersed rural living (other than the immediate town centre), then leading towards the trend for residential expansion from the 1950s into today, which has resulted in an encroachment into the rural hinterland, becoming a much greater proportion of urban and semi-urban areas within Pukekohe. Specific housing typologies are also discussed such as, the villa and bungalow and their various physical attributes, in particular examples within the Pukekohe area. Additionally, specific government associated housing programmes of relevance to the area, in this case the Māori State Advances Housing scheme are also covered, and state housing in the local context more broadly.

Potential heritage places associated with this theme may include groups of houses from a particular period, cohesive commercial development with strong historical and physical values, and individual buildings that have a strong historical association or is a notable example of an architectural style or exemplifies a prominent architect's work.

4.2 Colonisation, Land Confiscation and Inter-lwi Conflict

The 1840s to 1870s history of the area is one of numerous land disputes, both between the Crown and the local tribes, but also inter-tribal conflict. Land ownership was continuously disputed in relation to who the rightful owner was that the Crown should deal with regarding the possible sale of land, and with whom payment should be made to. Growing tensions arising from these sales and acquisitions (in a number of instances forcibly), alongside the colonial Government's fear of the Kingitanga movement eventually led, in part, to the outbreak of the New Zealand Wars in 1863.

The Kingitanga movement was founded in 1858, and involved adopting some practices of European culture in order to preserve and ensure the longevity of the Māori people and culture. The Kingitanga established a newspaper, bank, parliament, and most importantly elected a Māori king. The latter two actions were seen as a considerable threat to the British sovereignty by the Crown. The movement was significant in establishing an overarching Māori leader, and in part a form of unity, as prior to this, tribes generally only functioned independently under the leadership of their own chief(s).¹⁹⁰

4.2.1 Events from 1820s through to 1860s

This report does not set out details on the typical social structure or physical layout of early Māori settlements, either fortified or unfortified pā. However, this is an important theme to be addressed in any future Mana Whenua thematic study of the area.

4.2.2 Events of 1820s

In the early 1820s, the Nga Puhi tribe from Northern Auckland, who had obtained muskets from the early European traders, came down through the Franklin area. They killed hundreds of the local tribesmen and drove the remnants far up the Waikato River into the interior of the Waikato area.¹⁹¹

4.2.3 Events of 1830s

1835 was an important milestone in the history of the Franklin tribes. They and the Waikato tribes had become well-armed forces, a match for the Nga Puhi if they came again to attack. It was calculated by the Missionaries that they could send into the field 6,580 fighting men.¹⁹² When the local tribes returned to the Franklin area in 1835 after their time in the Waikato, most returned to their ancestral lands.

One of the places where a new settlement developed was on the lower slopes of Pukekohe Hill. The principal chief was Ihaka Takaanini of the Te Ākitai Waiohū tribe, son of Pepene Te Tihi, who was later appointed as a Māori magistrate. Reihana, one of his younger relatives, Te Hapimana and other members of Ngati Pare, a sub tribe of Te Ākitai Waiohū, cleared the bush for settlement.¹⁹³

4.2.4 Events of 1840s

Not long after the founding of Auckland (1840), small numbers of organised European settlement began in the Franklin area. Although very early relationships with the European settlers were relatively amicable, these were soon stifled by illegal land sales and Crown acquisitions. August 1842 was the first time Māori entered into negotiations with the Crown regarding land in the Franklin area. In the first transaction, the area stretched from the Karaka foreshore on the Manukau Harbour to the Waikato River in the south.¹⁹⁴

4.2.5 Pukekohe Block

The first purchase of the land known collectively as the 'Pukekohe Block' was made in 1843, with the Deed of Purchase signed on 7 December 1843. The dignitaries from the Māori parties were Katipa and Te Waka Kaihau, chiefs of the Ngatiteata tribe, and seven others. Payments in cash and goods amounting to £320 (£150 of which was cash) were made to the Ngatiteata tribe. The sale comprised the Karaka Parish, present day Pukekohe East and Harrisville, but did not include the areas which today form the Pukekohe central area and Tuakau, which were then Māori Reserves. The Puni Parish and also Patumahoe were also set aside as Māori Reserves. The reserve, known as 'Te Awanui o Taikehu', contained cultivations and ancestral burial grounds. (This area was retained by the Māori in the second Deed of Purchase too).¹⁹⁵

This purchase of land however was immediately opposed by Mohi Te Ahi a Te Ngu and Ihaka Takaanini of Te Ākitai Waiohū and in this they were supported by many other principal chiefs and tribes including Ngati Tamaoho. It was claimed that although the block could not have been sold without the consent of the Ngatiteata, it was Mohi's ancestor, Te Whare Aitu, who had been the more recent owner of the land. At this time, Ngatitamoho were negotiating to sell blocks of land at Rama Rama and Waiau Pa which the Ngatiteata opposed; so it was agreed that each should withdraw its opposition to the other's claim. The agreement was consummated with the payment by Ngati Te Ata of six casks of tobacco to Mohi and Akitai.¹⁹⁶ Ten years later a further payment was given. One source indicates that following the

determined efforts of Mohi and Akitai, the Crown offered £200 to satisfy their claims, which was also declined.¹⁹⁷

By 1845, the Government had on sold much land between the Waiuku-Drury roads and the Karaka foreshore.¹⁹⁸ It would appear that the original owners of the Pukekohe Block never did wish to part with their ancestral land.¹⁹⁹ There was a recurring pattern, whereby the Crown first purchased Māori ancestral land from the incorrect iwi and then, in accordance with the policy of the day, compensated true owners in some form at a much later date, if at all. Additionally, to bypass lengthy sale and purchase negotiations, and the attendant problems with survey accuracy, the Crown made blanket purchases to the east and west of the Pukekohe Block. These blanket purchases included the whole of the Awhitu Peninsula, down to the Waikato River, and the Ramarama Block, to the east of the Pukekohe Block.²⁰⁰

4.2.6 Second Pukekohe Block

Into the 1850s again dispute arose. The sale and acquisition of the 'Second Pukekohe Block' occurred in 1853. In this instance, the local Māori claimed 5,381 acres as the extent of their Māori Reserve but the surveyor had recorded 3,115 acres as the official reserve area, and claimed the remainder for himself and other influential Europeans.

The two principal chiefs of Te Ākitai Waiohū Ihaka Takaanini and Mohi Te Ahi a Te Ngu, incensed by this treatment, went to Auckland to lodge a protest arguing that they had not been given prior notice of the survey and did not have an opportunity to point out the limits of their reserve. Chiefs Mohi and Ihaka enlisted the help of Bishop Selwyn and eventually, after several years, most of the land was returned to them, but not before some of the land had been sold and on-sold already. The three key European land owners were E. and W. Arrowsmith, J. Carruth, A. Meldrum and W. McTier. Upon return of this land to the Māori, the respective Europeans were given land elsewhere and were compensated by the Crown. Two had already sold land to other purchasers who had put up basic buildings and made other improvements. Additionally, Mr Thomas Hawke and his father Mr Samuel Hawke were amongst those in the 1850s who bought parcels of land from the Crown, buying 110 hectares and later 249 hectares of land to the east of the present day Pukekohe, close to Belgium Road and the A & P Showgrounds.

4.2.7 Te Puni Block

The Te Puni Block, adjoining the Puni and Waiuku Parishes, was set aside as a Māori Reserve under the sale of the Pukekohe Block of 1843. The exact date when land in the Puni Block was offered for sale to the settlers has not been clearly established through this survey, it appears this may have been in c.1848. What is known is that sections were sold for the nearby Waiuku Township in 1851 and rural allotments were sold in the Waiuku East Parish in 1855. When the Te Puni Block was sold, the area consisted of the southern boundary being to the Waikato River, the eastern line began at Te Iaroa (Cameron Town) and skirted westward along the back of Pukekohe Hill and then northward to Whaiatiapa (this was situated to the south eastern corner of the Te Roto Block), and bounded on the north by the Patumahoe Māori land, to a point in the west called Wahaoruamano, then southward again to Ngateke on the Waikato River. These boundaries would cover roughly the main area of what became the Puni Parish, a portion of which is within the subject study area.²⁰¹

4.2.8 Events of 1860s

By 1860, the Māori tribes in the Franklin area had parted with much of their land but still retained some areas for their own use. When the War broke out in 1863, Mohi and many other local Māori left the Pukekohe area, afraid of what might happen, and retired across the Waikato River, where they joined up with the Kingite forces. Ihaka Takaanini, his father Pepene Te Tihi and other members of Te Ākitai Waiohū, including women, children and elderly individuals, did not retire quickly enough and were taken prisoner. Pepene Te Tihi and

two of Ihaka's children died in custody at a military camp in Otahuhu. Four months later Ihaka was sent to Rakino Island where he died shortly afterwards.²⁰²

Ihaka Takaanini hesitated to declare his allegiance to either side and was taken prisoner. Four months later he was sent to Rakino Island and he died shortly afterwards.

War broke out in the northern Waikato in July 1863 with local hapu losing lives and property. Defeat was eventually conceded following decisive battles at Rangiriri in November 1863 and Orakau in April 1864. This ultimately cleared the way for the expansion of colonial settlement, as had been the desired intent of the Crown.

As discussed in the *Land and People* and *Governance* chapters, the Pukekohe East Presbyterian Church was a local scene of conflict. A stockade was erected and a trench dug around the church shortly after its completion. On September 14 1863, the church was attacked by Māori (Ngāti Maniapoto and Ngāti Pou and a few northern Waikato tribesmen) and shots were exchanged. The bullet holes in the church and graves act as a physical reminder that the place was a battle site, and it serves as a site of remembrance for both Māori and Europeans and the community at large.

Whilst relatively small in numbers, after the War, the European settlers returned, while the former Māori owners withdrew.²⁰³ The remaining Māori land around Pukekohe (East) amounting to some 6,000 acres was confiscated by the Government under the *New Zealand Settlements Act 1863*. This was intended to punish support for the Māori King against Imperial and Colonial troops and aimed to provide a buffer between Auckland and the King Movement Māori further south. The confiscation was not only limited to the Pukekohe area, it included other land in the Franklin District, such as 11,000 acres in nearby Tuakau. It is recorded that compensation of £3, 944 was paid to the family of Ihaka and a further £1,500 to the other Māori. Mohi received nothing as compensation.²⁰⁴



Figure 52. Confiscation and purchase map of the Pukekohe and surrounding area, including dates. Murdoch, G 1988.

This map illustrates the names of specific areas of Māori occupation or interest and the date of confiscation in some instances. The Pukekohe and Pukekohe West Confiscation Blocks are both dated 1865 in this map.

4.2.9 Present Day Redress

Today, land redress and other custodian recognition processes are taking place, with different iwi groups at different stages in the process, as well as collective redress across the iwis with interest in the wider Tāmaki- maku-rau (Auckland) area. The redress recognises historical grievances as a result of land confiscations, and seeks to recognise past wrongs through the gifting/returning of land currently under Crown ownership. The redress process also provides for instances of first right of purchase of some Crown agency land, and/ or monetary payments. The redresses can also include recognition of associations with natural environment features such as, water, fisheries maunga (mountain), and other sacred places. In some cases, the formal recognition of the Māori name of places is also one of the points of redress, to formally recognise traditional place names.

4.2.10 Māori Occupation and Settlement Sites

The following are by no means a comprehensive indication of the places of interest or historic occupation by mana whenua, but represent two publically known sites. In terms of a full list of places of potential significance, it is for the relevant Mana Whenua groups to determine these places and their level of value with them.

4.2.11 Te Manu-A-Tu Pa- Bluff Hill

An ancient fortified pā of the Waiohū known as Te Maunu-a-Tu (The War-God's Lure) stood on the western end of the Paerata ridge in ancient times. It was recorded that in the 1970s hallows in the ground denoting kumara pits and ovens were visible. It has not been observed whether these features still remain today.²⁰⁵

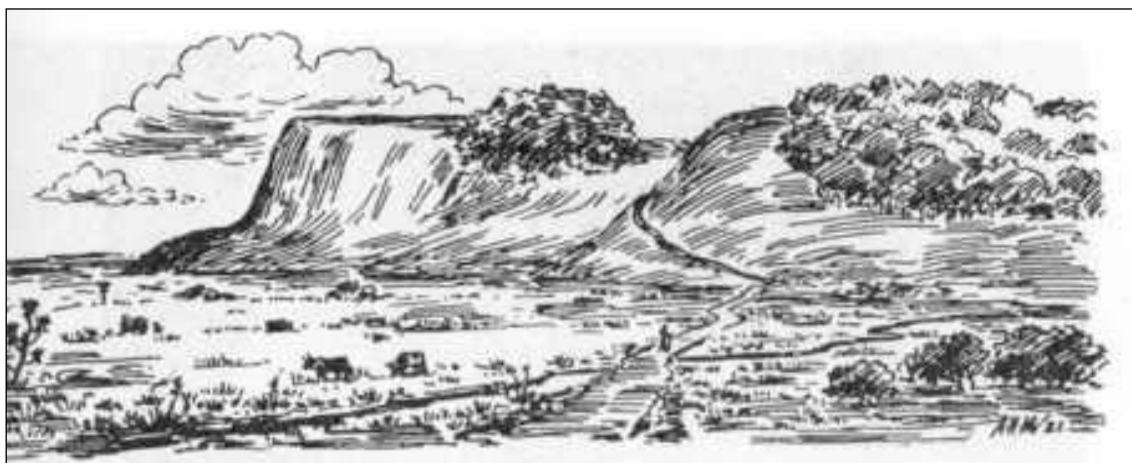


Figure 53. Painting of Paerata and Burt's Farm. Belich, J: 1988:283.

4.2.12 Te Puni Pā/Kinga

A signage board erected on the Puni Memorial Reserve on Attwell Road describes the Māori history of this site¹³:

Prior to European settlement in around the 1880s, the Puaha Waikato-Manuka tribes occupied this extinct volcanic cone and surrounding area. A fortified pa was present between 200 and 500 years ago. The site is on the main ara (route) to the Waikato River where other pa were situated at the river's edge (known as Cameron Town). Archaeological features are still visible today, including terracing around the slopes, shell midden, and kumara storage pits. Some of which are open sided and lined with rock, making them quite unique to the Franklin area. Discoveries on the site have included a large amount of flaked rock, indicating that this area may have been used

¹³ Text paraphrased.

as a flaking area to make stone tools. Ashes have also been located, indicating where fires would have once burned.

This place is of potential archaeological interest. As mentioned previously, the significance of the place in relation to Māori heritage values is for Mana Whenua to determine.²⁰⁶



Figure 54. Sign panel at the entrance to Puni Reserve. Photo: AC, February 2014.

Interpretation signage present in front of the entrance to the Puni Reserve – providing overview information on the former Māori settlement site.

4.2.13 1865- Waikato Immigration Scheme

The *Waikato Immigration Scheme* was part of an attempt by the Government to bring large numbers of immigrants to the North Island. It was felt that the establishment of European settlements would help to consolidate the Government's position after the New Zealand Wars, and facilitate the development of the regions involved, to the mutual advantage of the general and provincial governments.

To hold this area and other confiscated blocks in the Franklin area, the Government brought out immigrants from Britain and South Africa (coming original mainly from Ireland) and allocated them five and ten acre lots in Pukekohe. The Crown believed that many capitalists would be attracted as there was so much land available in the Waikato area, including Franklin in settlements such as Pukekohe.

When Pukekohe was surveyed for the *Waikato Immigration Scheme* in 1865, the chosen land was surveyed into five- and ten-acre lots. This was different from other planned settlements designed by the government for the *Waikato Immigration Scheme* and the militia settlements such as Hamilton, Cambridge and Tauranga; (in the militia settlement cases the towns were surveyed into one-acre lots and a central area was surveyed into much smaller lots, obviously intended for commercial and retail development). In Pukekohe, no such smaller lots were surveyed and no area was set aside for a commercial centre.

When these initial immigrants began arriving in August 1864, they spent some time in a transit camp as there were initially delays in getting the allotments surveyed. Approximately 850 local settlers arrived from Ulster, Ireland between 1864 and 1866. In May 1865 a shipload of further new settlers from the Cape of Good Hope in South Africa who was made up of approximately 500 Irish arrived who came after a sojourn in South Africa and were predominantly Catholics from the south-west of Ireland. Some were granted five acre lots in the area now enclosed by West Street, King Street, the railway line and Birdwood and Jutland Roads. The five acre blocks were allocated to those from the Cape Colony (South Africa) as there were a steady number of people eager to leave the depressed Cape. The quantity of land offered to the

English and Scottish immigrants had to be increased to provide adequate incentive to come to the new land. The British were allocated ten acre blocks, plus an additional five acres for each child older than 12. Many of Pukekohe's settlers from this period were provided with free travel to New Zealand and were granted the five or ten acre lots in return for contributing to the creation of the colony of New Zealand. In spite of the difficulties most stayed and claimed their crown grants three years after settlement.

The scheme was not as successful as had originally been intended. The loan could not be secured in London, and in the end only 3,000 people, instead of the hoped for 20,000, immigrants were brought to New Zealand on 13 ships in 1864 and 1865. In total, approximately 2,000 came from Britain and 1,000 from the Cape. Across the various areas covered by the scheme, there were considerable delays in making land available to settlers, who were temporarily housed in poor conditions in Auckland and the Waikato. Furthermore, little land was available for sale to defray the expenses of the scheme. When migrants got onto their land much work was needed before it could sustain a family, let alone make a profit. Public works, such as roads, gave immigrants temporary employment.

4.3 Housing Typologies of Historical Interest

4.3.1 Overview of Typologies

The vast majority of housing stock of historical interest in the study area is comparatively modest in size and design features, in comparison to some areas within Auckland's more urban areas and further afield. The vast majority of pre 1940s residential building stock is detached and limited to one storey, with only a small number of two storey examples. While generally modest, the housing stock is true to reflecting the development of the places, people and events, and in particular reflects what until more recently has been a settlement with a significantly rural character. While today part of the Auckland region, historically Pukekohe was seen as being a considerable distance, both geographically and physiologically from the Isthmus and inner city of Auckland. One of the characteristics of the area is the variety of its housing stock over consecutive eras, and the mixture of urban and rural settings.

4.3.2 The Cottage

There are several sub forms within the cottage typology. Early cottages were very small, sometimes only two rooms, with a simple gable or hipped roof - usually wood shingled with a centre door and windows on either side. For example, the 'salt box' cottage consists of a gable with incorporated lean-to; generally with a rectangular floor plan. This typology appears to be a significant rarity in the study area. One such residence at 24 Dublin Place, Pukekohe is scheduled as a *Significant Historic Heritage Place* in the PAUP (UID# 01515). Additional examples have not been noted from field survey. Should other examples of salt box cottages remain with a high level of fabric integrity, they would have the potential for local historic heritage significance and rarity value.

4.3.3 The Villa

The timber villa was the predominant residence of the Victorian and Edwardian eras. In Pukekohe, the villa is typically characterised as one storey, detached and clad in timber, but various sub-forms are present. Grand estates do not characterise the historical pattern of housing in Pukekohe. Most examples are reasonably modest in size and detailing.

Historically, native timbers such as kauri were in abundance and was utilised in the construction of housing. Today, timbers such as kauri are prized and reasonably scarce in construction, where it was once common place. Slight local variances in building materials occurred in some parts of New Zealand where stone may have been readily available, or in

the case of the brick villa, often associated with nearby brickworks. No geographic specific deviations have been identified in relation to the subject area.

The villa came in various configurations, the most common being the square front, single bay and corner villas. Where built in a more urbanised setting the villa almost always fronted the street, putting its best face forward. In more rural settings, where no streetscape was necessarily present the house sometimes was orientated to take advantage of a view or other such feature.

The basic form of the roof was a gable (two sides of equal slope meeting in the centre of a ridge) and the shape of the roof came from the way the roof finished at the outer wall, either as a gable end, or hipped, or combination of the two.²⁰⁷ Prominent features were angled bay windows with double hung sash windows. Elaborate fretwork and finials placed on the centre of a gable were also prominent features, and remain admired features of the typology. The interior typically applied a 'hall and parlour' floor plan, with a series of main rooms off a central hallway. Rooms were designed with considerable stud heights giving a spacious feel. Originally features we today take for granted such as the bathroom, were situated in a small outside ablutions shed. Over time, to accommodate modernised living standards the villa has almost always been reconfigured to accommodate a laundry, internal bathroom facilities and modernised kitchen. There may be a small number of properties which also retain some of these earlier living features, alongside the modern counterpart. However, this hypothesis has not been confirmed through this survey, and would be difficult to determine without onsite and interior field work.

While its built form is of historical interest, the social trends and patterns that the villa can illustrate to us about past customs, practices and technologies can be just as significant as the built form of the villa itself.

The study area illustrates a range of the various sub-forms of the villa discussed above. However, a key characteristic of their development is the generally dispersed nature of the housing stock in both the urban and rural contexts of Pukekohe and its smaller outlying settlements. Where more on mass housing was developed, on smaller urban sites, only a small number of examples of enclaves were built and hence only a handful remain today. There were very few instances of consistent streetscapes of villas (or bungalows) in Pukekohe originally and therefore there are a limited number of examples to draw upon. As is discussed, its character was traditionally one of dispersal. Examples of small enclaves can be seen on Prospect Terrace, portions of Harris Street, on a portion of Princes Street, scatterings on Totara Avenue and a small enclave on Albert Street. Rural examples of dispersed villas and bungalows can be seen on Cape Hill Road. Illustrative examples are set out in the following pages and within Appendix 7: Places of Interest list.

Based on field observations, there are well over one hundred buildings at present within the study area that can be described as villas or transitional villas, as well as a similar number of 1920s-1930s bungalows (predominantly all designed and/or occupied as private residences, with a small number adapted for commercial use). There is considerable variance in the physical fabric integrity of these buildings and known information regarding the people and events associated with them. Without a significant person(s), group(s) or event(s) associated to these villas and bungalows they serve as representative examples of their typology, which while of historical interest does not make them exceptionally significant as historic heritage places (without further values attached). Therefore, the *Places of Interest* list sets out either those places with high architectural qualities and rarity, and/or examples associated with a historically significant person, group, historical event or theme. Further research into the future may identify additional places of merit not presently set out or assigned a priority

ranking or increase the ranking of a place on the list. (As discussed further in Appendix 8: Issues Mapping).

Alongside the primary residence, additional features of association that can be of interest and interrelated significance can include plantings and landscape design, steps and paths, fencing and gates, wells, tennis courts, pools, as well as outbuildings such as sheds and garages, barns and stables, outdoor bathrooms and laundries.

The introduction of steam powered machinery to the construction and design process enabled on mass housing from the 1860s, whereas prior to this much more extensive manual labour was necessary. Other than the Pukekohe East Presbyterian Church no buildings prior to the 1870s are known to be extant in the study area today (and even in the case of the Pukekohe East Church a level of restorative fabric work has meant it is likely there is limited original hand sawn materials and cladding).

The villa was by and large a catalogue house. Timber companies produced framing; weatherboards, doors, windows, linings, mouldings, as well as entire houses and also accessories such as gates, fences and furniture, these details could be customised to the speculator or new home owners' needs and wants. Catalogues and pattern books provided ample design options. This ultimately allowed for quite a bit of small scale variance to the articulated detailing of the villa, in particular the fretwork.



Figure 55. Examples of Pukekohe villas

Left: West Street- urban square front villa. Photo: AC, March 2014.

Right: Pukekohe East Road- Villa in a semi-rural setting (with side addition). Photo: AC, March 2014.

4.3.4 The Transitional Villa/Transitional Bungalow

The villa was beginning to give way to the bungalow by about 1910, and transitional villas bridge that gap. The erection of transitional villas typically appears in the smaller time bracket of the 1910 to 1915 period. The transitional villa retained the general form and layout of its predecessor villa typology, but also began to incorporate what would become known as bungalow detailing, such as exposed rafter tails, casement windows and less ornamentation. The pitch of the roof was often also less steep. As the name suggests, the typology was a hybrid. One perspective is that the transitional villas is as stylistically ambiguous, a dilution of the character of the villa, while the other is that it presents its final flowering. Some transitional villas are still firmly rooted in the villa style, distinguished only by their ornamentation, while others exhibit very strong bungalow influences.

Additional information and analysis pertaining to the history of the villa is found in: Salmond, J. 1986, reprinted 1998. *Old New Zealand Houses, 1800-1940*. Auckland: Reed Publishing as well as a number of other scholarly publications and works.



Figure 56. Transitional villas on Buckland Road, Prospect Terrace and George Crescent. Photos: AC, March 2014.

4.3.5 The Bungalow- Inter War

The most well celebrated of the bungalow family is New Zealand's interpretation of the California Bungalow which was inspired by popular American housing trends of the time. The bungalows ranged from the grand and decorated, built on farms or generous residential sections, to the more modest, similarly built examples that were constructed in rows of smaller residential sections.

The bungalow became the desired family home after World War I, with the villa style having fallen out of flavour. It featured a slow-slung form, an asymmetrical composition, shallow pitched gable roof with wide eaves. It was also characterised by deep porches as opposed to a verandah which characterised the villa, bowed bay windows, and revealed structural elements and an emphasis on hand crafted and rustic materials such as shingles. The chimney often having a wide flat cap. The interior moved away from the more rigid floor plan of the villa with a more informal open plan. Casement (hinged) windows replaced the double-hung windows of the villa, and included a 'fanlight' window above, generally filled with leadlight glass.

By the 1930s, the California bungalow was joined by the simpler and more conservative English-influenced bungalow. This change in form was in part influenced by the depression of

the 1930s. The large porch and layered gable configuration produced a typology with little or no ornamentation, projecting box windows, and shallow hipped roof with boxed eaves.²⁰⁸ This style remained into the 1950s. Further variations such as Tudor Revival style also emerged around this time however is not a typology evident in the Pukekohe area.

Additional information and analysis pertaining to the history of the bungalow is found in: Ashford, J. 1994. *Bungalow in New Zealand*. Auckland: Viking, as well as a number of other scholarly publications and works.

Examples of Bungalows within Pukekohe



Figure 57. Examples of bungalows on Roulston Street and Princes Street. Photos: AC, November 2013 and March 2014.



Figure 58. Examples of bungalows on Princes and Helvetia Road. Photos: AC, 2013 and March 2014.

4.3.6 Mid-Twentieth Century Eclectic Styles

As a national trend generally during the World War II period (1939-1945), very few houses and commercial premises were built. In particular with commercial building, those that were built during and shortly after the War were mainly with parapet fronts and flat sloping roofs, as a result of the shortage of iron, alongside a shortage of other building materials and labour resources. Malthoid and tar or corrugated fibrolite sometimes covered the rafters.²⁰⁹

Only a small pool of examples of the Art Deco style of housing is evident in the study area. This architectural style was constructed in the late 1920s through to the early 1940s. Its design traits are based on strong geometrical and angular forms, and graphic sharpness. The use of streamlined details such as race stripes, zigzags, ziggurats and sun beams are commonly displayed design attributes of this style. Curved corners spoke of the aerodynamic quality of the style. Generally Art Deco buildings applied a flat roof and commonly applied 'three' in its features design philosophy, for example, three windows in a row or three race stripes. In

Pukekohe a reasonably constrained application of this style is present in the domestic building stock.

There are no apparent residences derived from the Arts and Crafts, Spanish Mission or the Art Nouveau styles of note within the study area.

While no notable examples of modernist heritage have been identified through this survey, post mid-sixties development should be re-evaluated with the passage of time. Development from the 1950s and 1960s has the potential to contribute technological and architectural significance, in particular with regards to imbedding new philosophies into how spaces are used and perceived. The potential for modernist heritage places should not be discounted, modernist heritage can have the potential to be a defining period in relation to historic heritage. However, as mentioned, it does not appear to feature highly in the subject area.

A newspaper article from 1932, sets out the following, regarding the state of land demands in and around the Pukekohe area in 1932:

LAND SALES

LITTLE DEMAND AT PUKEKOHE

There appears to be very little demand for land at present, or if there is a genuine demand those in search of properties are not prepared to rise to the vendor's reserve. Doubtless the low prices ruling for primary produce have a decided influence on present day property values, the genuine buyer assessing the value of the land on the basis of what it will produce under present-day costs. This fact was considered when several farm properties in the Pukekohe and Bombay districts were offered for sale at auction. One property, comprising 33¾ acres, at the foot of Pukekohe Hill, and consisting of first class cropping land, was passed in at £75 an acre.

Auckland Star, 7 December 1932:11.

4.3.7 Modern Suburban Development (1966-Present)

The contemporary development of the Pukekohe area does not appear to reflect any particularly notable heritage themes at this point in time, other than illustrating the further expansion and development. In particular, over the past ten years Pukekohe has seen considerable residential expansion into green fields, modifying the settlement pattern, with considerable development into the former rural hinterland, and thus increasing its population size considerably and the general form of the landscape. This appears highly likely to be a settlement pattern that will continue.

4.3.8 State Housing

A shortage of housing was present in the initial years following World War II. The need for housing was so significant that a transit camp was established for makeshift accommodation in Roosevill Park, upon the departure of the site by the New Zealand and American soldiers.

The bulk of the state housing in Pukekohe was built by the first Labour Government (1935-1949), and exhibits design characteristics typical of this period. The initiation of the State houses were influenced by the form and details of the English Cottage-style bungalows of the 1930s in a stripped down form, and have been described as follows:

The state houses are compact with standardised roof lines and windows, each house orientated to have its living room on the north side to maximise sun. In an effort to avoid stigma, Department of Housing Construction architects consciously introduced variety in building materials and house shape and size, using both one and two storeys, semi-detached buildings and four house units within individual housing schemes.²¹⁰

State houses typically feature hipped or side-gabled roofs with terracotta or asbestos cement roof tiles. A variety of cladding materials—namely timber weatherboards, brick veneer, asbestos cement, and concrete—were used to reduce the homogeneity. The setting of state houses is also notable, typically arranged along landscaped curvilinear streets, with recreation reserves and community facilities integrated into the subdivisions.

In Pukekohe, the State Advances approached a number of the local churches regarding the purchase of some of their land for the purpose of additional housing. The Presbyterian Church was approached regarding their site on West Street, but the church was not willing to sell as they envisioned relocating their parish to the site.²¹¹ The Catholic Church with their land holding on Seddon Street and the Methodists on Wesley Street agreed to the sale of portions of their landholdings to the State Advances who proceeded to purchase and erect housing. This is evident from the ten or so brick residences erected on Wesley Street. The churches were desirable to instigate enquires with for land purchase as they had reasonably large land holdings, much of it not developed with buildings, and were centrally located near the town centre. Additionally, most of the church's had run into financial difficulties, especially with the Great Depression and World War II, the opportunity for boosting finances was appealing. Newspaper articles from 1937-1938 detail the establishment of state homes in Pukekohe.

Today, a few small enclaves of state housing and former Māori housing is present within the Pukekohe area, the vast majority of which remains under the ownership of Housing New Zealand. As the Māori housing was philosophically designed to be 'pepper potted' in amongst the rest of the residential areas there are not consistent streets lined with housing developed under this scheme (in most instances). Those that are present in some concentration of numbers are situated in the vicinity of Montgomery Avenue, Kennelly Crescent, Freyberg Crescent and Victoria Road, as well as on Wesley Street and Harris Avenue

Enclaves from the 1940s era are also on the upper portion of Prospect Terrace and on the corner of Carlton Road. Tasman Street in the Pukekohe North area has a concentration of detached state housing. The typology of housing on Tasman Street appears to be later than areas such in the vicinity of Montgomery Avenue and Wesley Street. While Tasman Street and surround streets such as Birdswood Road do have a strong agglomeration of state housing, it is not considered to possess an historic character, being a much more modern housing area.

The state housing from this area was characterised by a number of features. The street layout had a tendency towards a cul de sac formation. State residences in are a mixture of brick and/or timber cladding, consisting predominantly of small square hip roofed bungalows. Some are detached, while others are duplexes. All appear to be single storey. The residences have consistent setbacks from the front boundary and spacious sections, usually with minimal onsite landscaping. Other typologies such as the double level complexes and the 'star flat' apartments do not feature in the housing landscape of Pukekohe.

As a broader theme, state housing developments have the potential to be significant in illustrating patterns of change in New Zealand's social and planning practices. There are a number of state housing enclaves across the region and nation, with varying levels of significance within the wider social and state housing theme, and with varying levels of fabric and context integrity. Those locations which illustrate a new concept within the state housing

movement, are rare examples, first of a typology, or have high collective integrity are of greatest interest.

In Pukekohe, the enclaves contain only small pockets, interlaced amongst non-state housing properties. There is a limited degree of streetscape cohesion of the state housing stock overall, with reduced legibility due to infill development, alterations, and predominantly due to the scattered nature of the original development. The Māori housing scheme appears to be of the greatest thematic interest in relation to state initiated social housing. The differentiation between general state housing and those developed through the Māori Housing Scheme are not readily apparent or read through outwardly viewing the built form. The specific ascertaining of which residences were general state housing and which were specifically for the Māori housing scheme have not been identified, but their general vicinity is set out in within the discussion on Māori housing below.



Figure 59. Examples of 1940s state housing in Pukekohe. Photos: AC, January 2014.

Left: 1940s state housing on Kennelly Crescent, Pukekohe.

Right: 1940s state housing on Wesley Street, Pukekohe.

A small enclave of brick clad state housing on Wesley Street was until recently a reasonably good representative local example of its type. However, with the construction of a new large commercial building, several of the dwellings were demolished and their context has now been intruded upon by the new large scale development overshadowing the closest adjoining remaining brick residence. A portion of Kennelly Crescent illustrates a small collection of state housing stock with consistent setbacks, similar building footprints and building typologies.

Amongst several other publications, additional information about the history of state housing in New Zealand can be found in: B. Schrader. *We Call it Home: A History of State Housing in New Zealand*. 2005. Auckland: Reed Publishing.

4.3.9 Government Housing Programmes: Māori Housing Schemes

By the late nineteenth century the Māori population was declining in New Zealand. The prevalence of disease combined with “the erosion of social and economic life through land alienation”, meant that communities were unable to thrive.²¹² Early in the twentieth century, it was recognised that substandard housing and living conditions were related to population loss, and though meaningful government intervention was not instigated until after World War II, schemes were put in place to improve housing and health.²¹³

In 1900 Sir James Carroll, then Native Minister, introduced the idea in Parliament that Māori should have “some form of local self-government, similar to that of borough or county councils”. It was believed that “local self-government would help in raising Māori morale and in conserving in some way the rights of the Māori people to rule themselves in their own organisation.”²¹⁴ Under the *Māori Councils Act 1900* member Councils would have the “power to establish by-laws and to enforce sanitary regulations in Māori communities”²¹⁵, including

“enforcing the cleansing of houses and other buildings” found to be “in a dirty and unwholesome state”.²¹⁶

In 1901, Maui Pomare was appointed the country's first Native Health Officer under the *Public Health Act 1900*. Native Health Officers had the power to order the demolition of houses or order their improvement. In 1903, the role of Native Sanitary Inspector was established to assist the Native Health Officers. They undertook house-to-house inspections and had the power to condemn houses or require improvements.²¹⁷

The flu epidemic of 1918-1919 was a turning point for Government intervention in Māori housing. Seven times more Māori died from the epidemic than Pākehā.²¹⁸ Travel restrictions were placed on Māori, requiring them to carry proof of vaccination before leaving their homes.²¹⁹ Officers commissioned to look into the high mortality rate examined communities and were shocked by living conditions.²²⁰ The lack of financial resource available to the Māori Councils meant “that the Act did not supply that authority which was necessary to enable the several Councils to carry out the full intention of Parliament”²²¹ and were therefore unable to address many of the health and hygiene issues present in their communities.

In 1930, Māori Councils were “empowered by the *Public Health Act 1900* to carry out sanitary works and to enforce by-laws relating to health and sanitation.”²²² Control over the Councils was taken over by the Health Department and Sir Peter Buck was appointed Director of Māori Hygiene.²²³

During the 1930s, Housing Officers and the Board of Native Affairs undertook surveys into the living conditions of rural Māori. Through the surveys, it was determined that western-style housing would transform Māori social and cultural practices that were deemed to be detrimental to health. Living conditions were connected to improvements in health and it was hoped that western housing would improve family and gender relations. This context fostered the loan scheme for Māori housing.²²⁴

In 1935 the *Native Housing Act* was passed, extending the powers of the Government to the financing of new houses in rural Māori communities and also funding repairs, alterations, improvements and amenities.²²⁵ Schemes provided access to loans rather than public housing assistance. The Government did not set out how the *Native Housing Act* would operate until August 1936, following debate over whether the scheme should include cost recovery or be “philanthropic” or both.²²⁶ It was eventually decided that the Government would recover all loan costs. “Money could only be lent on an undivided interest in Māori Land, and the maximum to be lent was £750.”²²⁷

The emphasis on lending for home ownership, rather than providing houses for rental purposes soon revealed that many Māori were too poor to participate in the scheme.²²⁸ In response to the low scheme uptake, “the Native Department instituted surveys in rural Māori communities across the country to assess housing needs.”²²⁹ “Surveys were run by the Māori District Land Boards in seven districts. Each settlement was visited by a housing or health officer and rated” – residents were also interviewed to provide detailed reports.²³⁰

In 1938 an amendment to the *Native Housing Act* established a special fund for use by “indigent” Māori who had no land as security for a loan or no ability to repay one.²³¹ Also under this amendment, the Board of Native Affairs was empowered to build houses for sale or lease. While most participants in this scheme paid little or nothing, preference was given to those who could make some repayment.²³²

The Government had encouraged Māori to stay in rural areas through the *Native Housing Act* and other land development schemes, however during and immediately after the World War II, Māori began to shift to towns and cities to take jobs at factories.²³³ Māori who relocated to cities were unable to access government housing schemes because they were established

exclusively for Māori in rural areas. With no other options, most Māori took up residence in slums.

Māori were excluded from the mainstream state housing programme (until the late 1940s) because the Government thought few could afford them. “At the same time, it refused to build cheaper houses for Māori on the grounds that this would compromise its ambition to raise national housing standards.”²³⁴ This thinking was challenged in 1944 after the Department of Native Affairs surveyed Māori housing conditions in urban areas of Panmure. It found Māori crowding into tents and shacks made from rusting corrugated iron and discarded packing cases. Sobered by this and other similar reports, the government agreed in 1948 to build state houses for Māori, to be jointly managed by State Advances and the (renamed) Department of Māori Affairs.²³⁵ Forced to back down from its opposition to housing Māori, State Advances decided that the best way to do this would be to intersperse (‘pepper potted’) them among Pākehā. In this way, Māori could improve themselves by learning to live like Pākehā.²³⁶

The separation of Māori state housing from all other state housing reflected the widely held view that Māori welfare needs should be dealt with by a separate organisation. It also underlined the government’s insistence that providing housing as a response to need was not the normal function of the state housing programme. This form of access to housing merely extended the provision of special housing assistance which had begun under the *Native Housing Act*. Despite governmental reluctance, Māori had been more successful than some other groups in acquiring housing resources.”²³⁷

4.3.10 Māori Housing Schemes in Pukekohe

Throughout the 1920s, Māori worked as migrant farm workers in and around Pukekohe. They were restricted to staying in camps outside of the borough, living in accommodation constructed from pieces of timber found, rusted corrugated iron, sacking and other refuse. The only other housing option was to rent manure or potato sheds from farmers. In 1925 the Borough Health Inspector noted these living conditions, and blamed them on the inability of Māori to procure suitable homes close to their place of work.²³⁸ Despite this report, and several other negative reports from Borough Health Officers, poor living conditions continued.²³⁹

During the Great Depression, the Health Inspector proposed the construction of a hostel for Māori in an effort to improve living conditions and health. This was immediately opposed, as farmers believed that Māori would not show up to work in the gardens if they were accommodated in the city. Eventually, in 1938, a small hall with an attached health clinic was constructed for Māori use.²⁴⁰ (The location of this hall has not been identified through this survey).

In 1940, a Borough Council representative on the hospital board suggested that the Government establish a Māori village outside the Pukekohe Borough boundary. A group of women representing local women’s organisations formed the Māori Women’s Club and supported the petition for the proposed village.²⁴¹

Through the *Native Housing Act 1935*, central government committed itself to a “policy of Māori rural development and farm settlement”, and in 1940, the Minister for Native Affairs announced a £20,000 re-housing scheme for Pukekohe’s Māori. The announcement included two groups of four homes; one group on the borough boundary and the other within an established Pākehā residential area inside the borough boundaries.²⁴² The second area was opposed immediately. Pākehā residents feared that the presence of Māori would lower land values. Despite protestation, the council provisionally approved the site anyway.²⁴³

In 1941, a meeting was held among interested parties to discuss problems facing local Māori. Local spokesmen supported the village proposal and agreed to form the Franklin Māori Council under the *Māori Councils Act 1900*.²⁴⁴

In the meantime, a new Borough Council, which opposed the re-housing scheme, came into power. The council delayed ratification of the scheme provisionally approved by their predecessors to provide the Franklin Māori Council the opportunity to approve the proposed Māori village. The Māori Council eventually approved the village and the Borough Council used this decision to vigorously oppose the part of the scheme within the borough boundaries.²⁴⁵ Central government then rejected the village plan, but agreed to consider other sites. Interest in the scheme waned during this process; however the Māori Council continued to plan for the village, including a community centre, playing fields, rental housing and market gardening.²⁴⁶ (Also see the *Work* chapter relating to market gardening and *Ways of Life* chapter under the *Education and Community Facilities and Organisations* sections).

World War II caused a temporary recession in the housing programme, however to supply the war effort, Pukekohe's market gardens were extended, and produce processing factories were established in the area, attracting further migrant workers. Garden workers were housed in army-type huts erected by the government.²⁴⁷

Following the war, the re-housing programme continued. In 1951, the Māori Affairs Department advised the Pukekohe Borough Council that it had approved 12 sections in a large housing estate for Māori housing. The Borough Council immediately opposed this plan, again citing loss of land value.²⁴⁸

By 1961, 65 houses had been built in Pukekohe, most within established Pākehā areas. Pākehā objections were never fully overcome; however living conditions had been transformed for the Māori population. Living conditions on gardens also improved following complaints lodged with the union in 1955.²⁴⁹ By 1962, the Department of Māori Affairs was having difficulty procuring new sections for the scheme and few new houses were built after this date.²⁵⁰

In the 1950s and 1960s the state houses constructed for Māori were little different from those built for Pākehā. Slight differences in internal configuration took place to provide for cultural differences.

Pukekohe Borough: Schools and Māori Households- October 1961

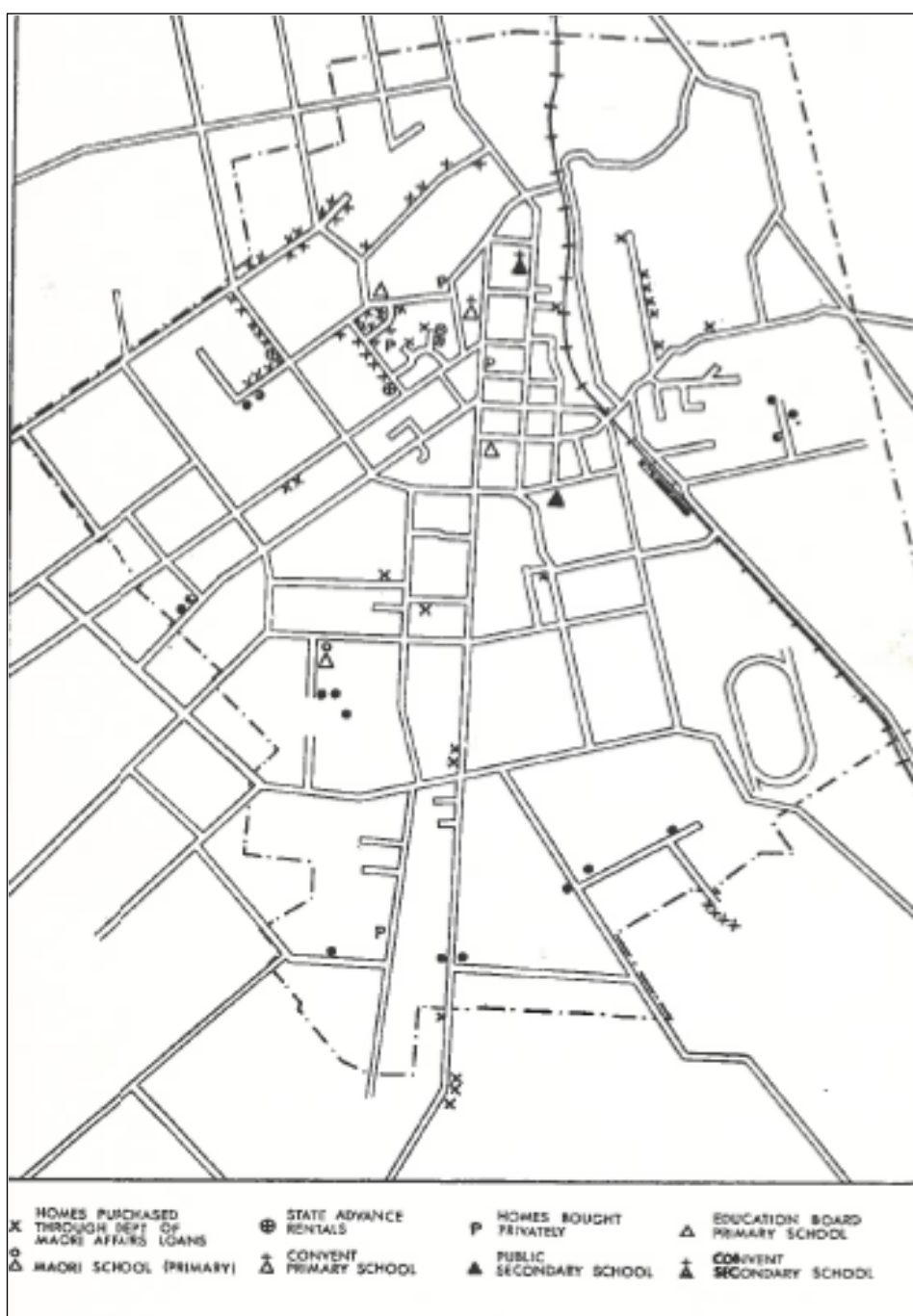


Figure 60. Schools and Māori Households in Pukekohe Borough in October 1961.
Kernot, B. 1972. *People of the four winds*. No page number.

This diagram illustrates the location of homes purchased through the Māori Affairs Loans scheme, the Pukekohe Māori School, State Advance rentals and other educational facilities in 1961. While a small number of the houses were in the outer lying areas of Pukekohe, the vast majority were focused around the central area of the Pukekohe township. As of October 1961, there appear to have been more homes purchased through the Department of Māori Affairs than State Advances rentals. Also at this time (1961), the Pukekohe Māori School had been established (1952), but would close down a few years later in 1964. (See *Ways of Life* chapter, *Education and Community Facilities and Organisations* sections).

4.4 Notable Architects and Builders

4.4.1 Local Architects

There are several architects and builders appearing a number of times within the study area in association with places of historical interest, both in relation to residential, civic and commercial buildings. The architects John Routly, L.C.A. Potter, F.W. Mountjoy and Fred Souster designed a number of buildings between the 1910-1940s period, in the Pukekohe area.

-Souster

Fred Souster, a registered architect, appears in relation to a number of places in Pukekohe. Based on newspaper clippings, Souster appeared to be at the peak of his architectural career during the 1910-1915 period. Souster also had a presence in other parts of Auckland, namely in the Northcote and Birkenhead area, as well as Devonport, on the North Shore. In this regard, he is not specifically a Pukekohe based architect. Souster's local architectural office was in the O'Connor's Building in West Street, at one point. The O'Connor's Building is a scheduled *Significant Historic Heritage Place* (UID# 1520) in the PAUP. He also practiced out of the King's Chambers around 1917.²⁵¹

-Mountjoy

F.W. Mountjoy also features in the 1915 era of development in Pukekohe. He advertised his services as both an architect and structural engineer.²⁵² His offices appear to have operated out of the Premier Hall Building as well as the Kings/Legal Chamber Buildings, the location of which has not been ascertained. Mountjoy was the architect of the extant St Andrews Vicarage. An understanding of his wider repertoire of works would assist in understanding his overall contribution and significance as an architect in Pukekohe and surrounding areas.

-Routly

Possibly the most prominent and prolific local architect in the early to mid-twentieth century identified is Mr John Routly. While some of the other notable architects resided outside the area, Routly was very much a local man. Routly was an architect by trade, receiving his training abroad. He was known for his knowledge of the American Steel Frame System and Reinforced Concrete Work.

Alongside his role as an architect, he also served two terms as Mayor of Pukekohe Borough, between 1921-1935 and again between 1938-1941. During these periods as mayor he was still highly active in designing buildings, as well as involved in the building process in some cases. He was responsible for several residential and commercial buildings within Pukekohe and in wider Auckland. A known notable and extant example of his work from outside the study area is the extant Papatoetoe Town Hall, constructed in 1917 in the Italianate style. (*Scheduled Historic Heritage Place* UID# 01468, Category A*, 35 George Street, Papatoetoe. His architectural offices were located in the Empire Building- Swanson Street, Auckland City Centre.²⁵³ Routly designed a number of his buildings in brick; this is evident through works such as St Andrews Anglican Church (extant), the former Pukekohe Fire Station (extant), St Patricks Presbytery (extant), and St Joseph's School (not extant).

-Potter

L.C.A. Potter of Ngaruawahia and Pukekohe also features in the c.1910-1920s period. Extant known examples of his works include the brick dwelling at 12 Harrington Avenue which is a scheduled *Significant Historic Heritage Place* (UID# 01516) in the PAUP. The residence was built for Mr W. Adams, a farmer from Puni seeking to retire in Pukekohe.²⁵⁴ Potter also designed the Times Building and Council Chamber Building on Roulston Road. His local office was in the upstairs level of No. 2 Roulston's Buildings in 1913.²⁵⁵ His commissioned works extended into the wider Auckland area and beyond.

L. C. A. POTTER ARCHITECT.

— — —
Desires to notify that he is now in
practice in Pukekohe.

Plans and Estimates carefully prepared, and erection of buildings supervised in any part of the district.

— — —
OFFICE:
No. 2 Roulston's Buildings,
(upstairs).

Mr L. C. A. Potter, architect, of Pukekohe, is to-day inviting tenders for the erection of a residence for Mr W. Adams, of Puni, who purposes retiring from farming and settling in Pukekohe. The house is to be built in Harrington Avenue, is to be of brick, of five rooms with a vestibule, bathroom, and the usual conveniences. The ceilings in the principal rooms are to be of plaster and the house throughout, according to the specifications, is to be as well finished, if not better finished, than any that has so far been erected in this district. The dwelling should set a new standard in types of local house construction.

Left: *Pukekohe & Waiuku Times*, 16 September 1913: 2.

Right: *Pukekohe & Waiuku Times*, 9 December 1913: 2.



Figure 61. 12 Harrington Avenue Pukekohe newly constructed, with sign on front verandah reading: 'L.C.A. Potter/Architect/Pukekohe'.

Left: Residence at 12 Harrington Avenue soon after completion. Courtesy Snook, F (current owner) private photo collection. Right: Residence at 12 Harrington Avenue today. Photo: AC, December 2013.

A description of the residence in its conceptual stages describes that it will be of five rooms with a vestibule, bathroom and the usual conveniences. The ceiling in the principal rooms is to be plaster - the house throughout, according to the specifications is to be as well finished, if not better finished, than any that has so far been erected in the district.²⁵⁶

More in-depth research may yield other designers of note, especially where their work can be linked back to extant, high integrity places within the study area today.

4.4.2 Local Builders and Construction Firms

Traditionally across the nation, house builders were often small groups of two or three men, boss and workers undertaking their work with hand tools. Materials were delivered to the job by horse drawn carts and heavy drays, often over boggy unformed roads before the advent of the motor vehicle.

A local building firm which appears frequently in Pukekohe's construction history is the Duncan Brothers Limited. Established in c.1912 by Messrs John, Frank and Fred Duncan, the firm has

maintained a presence in the building sector within Pukekohe and further afield for over 100 years. The firm in its earlier decades was only ever small, employing a handful of builders. The firm records the following number of employees from inception through to the mid-1960s: pre 1914 (3), 1914-1920 (4), 1920-1930 (5), 1930-1940 (7), 1940-1950 (10/12) and 1950-1964 (12/20). In 1952, the firm was formed into a small limited company and all seven working shareholders were all 'Duncans'. The firm carried out a wide array of building work, from coffins and boats through to houses (including pre-cutting of houses), churches, social halls, a grandstand, pump house, as well as numerous commercial buildings and shop fit outs. Their works also included additions and alterations to existing buildings. In the mid-1960s, the Duncan Brothers Ltd had built several hundred houses and a large portion of these were within the Pukekohe area.²⁵⁷ Today, the company locally remains in operation and specialises in native timber and joinery.

Individual builders such as S.H. Gallagher and W.H. Fausett frequently advertised their building and contractor services during the 1910 -1920s period. Local builders from this time, with no specific works identified through this survey include J.T. Hewson, F.J. Goldsworthy, H.E. Smith and Broun and Bellhouse.

A builder of local note to follow was, William Massey who features in the 1920s and 1930s, having built the former St Joseph School block and the extant St Andrew's Anglican Church on Queen Street/Wesley Street.

Into the middle of the twentieth century, H & E Kirk Limited are common local builders, as well as K.R. McGill Limited, who purchased an area of land on Phillip Street, undertook a subdivision and built the majority of this residential development. K.R. McGill Limited also purchased 51 acres from Mr P Moloney in West Street, and constructed the majority of the residences within that development. The street was named Patterson Avenue after a State Advances inspector who had served the area over a number of years. Around the same time (1964) the company also purchased land from a Mr Piggot of Wellington Street and developed this land for housing.²⁵⁸

4.5 Early Settlement in Pukekohe and Surrounding Settlements

4.5.1 Overview

Although European settlement commenced after a Crown purchase of land between the Great South Road and the Pukekohe area in 1843, settlement in the immediate Pukekohe (East) area did not take place until the 1850s. Over the following decade the settlement that did take place could be described as small-scale and dispersed throughout the area we now call Pukekohe, and although it appears that none of the original houses remain in these areas, the Presbyterian Church in Pukekohe East, dating from 1863, remains as a testament to both early European settlement and the challenges it posed to the way of life of local Māori.

A HOUSE FOR £27

Sounds ridiculous yet way back in 1912 the well known and respected building firm of Duncan Bros. (Pukekohe) Ltd. built houses that sold for £27 each. Solid, made to last and as reliably erected as present day more expensive homes, many of the pre-World War One houses are still occupied today. Proof indeed that in the old days they built with the best materials.

Duncan Bros. was started by Messrs John, Frank and Fred Duncan in 1912. In those days the building trade was a hard one and many a blister, aching muscle and tired body was the results of transporting materials over unmade roads, muddy paddocks and through dense bush.

The firm of Duncan Bros. has kept abreast of Pukekohe progress to such an extent that to date several hundred houses, numerous commercial buildings and civic structures, have all been erected by Duncan's and with typical Duncan thoroughness.

In 1952 the firm was formed into a limited company which by the fact that seven working shareholders bore the name Duncan, was unique in the N.Z. building trade.

From 1912 to 1965, 53 years of service to Pukekohe and 53 years of reliable, friendly and courteous service to the home building public. A half century of progress that is not only a credit to Duncan Bros. but to the advancement of Pukekohe as a whole.

Now in 1965 after building houses, furniture, shop fronts, social halls, pre-cutting and even making coffins Duncan Bros. with their link with the past, step into the future.

To build for the new Mangere International Airport the only Locator Beacons to be used. A great honour for this old Pukekohe firm with plenty of modern ideas.

DUNCAN BROS (Pukekohe) LTD.
(Established 1912)
BUILDERS & CONTRACTORS
16 West Street, Pukekohe

Telephone:
Business, 258.
After hours, 1078
Agents:
Victoria Insurance
Co. Ltd.

Row of Duncan Built Homes 1952

Member Stand Pukekohe Racecourse

Built in 1912

Built in 1912

Built in 1928

Built in 1932

Built in 1941

Built in 1946

Built in 1947

Built in 1960

Figure 62. Duncan Bros advertisement from 1965. Pukekohe Centennial Programme 1965. No page number.

Advertisement in the Pukekohe Centennial Programme of 1965 setting out the history and some of the works of the Duncan Bros (Pukekohe) Ltd. The Duncan Bros constructed a number of residences throughout Pukekohe since 1912.

The survey plan of 1865, included a wide area including Pukekohe East. At this time a second settlement developed near the corner of what is now Queen Street and Ward Street, close to

the Pukekohe Cemetery, and to the north of Pukekohe Hill. The same year the establishment of separate road boards for Pukekohe East and Pukekohe West reinforced the separation of the original Pukekohe settlement in the east and the later 'Paddock Settlement'. Today no sign is to be found of the Paddock Settlement, its unprepossessing name has passed into the history books, and it has now been overtaken by suburban growth associated with the expansion of Pukekohe.

The Crown subdivision of 1865 created individual lots of the scale of small farm lets, more suitable for subsistence farming than either residential or business use. The survey plan also appears to recognise extractive land uses, probably the quarrying of volcanic rock. After 1865, further settlement took place on the five to ten acre blocks to the north and west of what is the current town centre. The Cape Settlement Camp, catering for settlers that had come via South Africa, was made in the vicinity of Dublin Street.²⁵⁹ Under the *Waikato Immigration Scheme*, settlers were required to be in possession of their land within three months of arriving and after three years, if they had fulfilled all the conditions of their immigration agreement would be entitled to a Crown Grant for the land allotted to them.

The commercial centre as seen today gradually developed in the King Street area from the mid-1870s, no doubt benefitting from proximity to the railway line (see *Commercial Development* section of this chapter). From the beginning of the twentieth century houses gradually gave way to commercial and public buildings, leading to a loss of the residential character in what is the town centre focused around King Street.

As the development of the town centre was taking place, small extensions to the town were underway, such as the area around Dublin Street, creating a greater intensity of residential development. Significant subdivision activity appears to have taken place in the few years before World War I, initially creating large lots which were then subject to further subdivision and boundary adjustments to create additional lots. This pattern of subdivision, as well as infilling of areas of land by-passed by the expansion of the town and the expected tendency to spread further into the rural hinterland as the town expands, continues today.

4.5.2 Settlement in Pukekohe East

In the earliest period of European settlement, the name 'Pukekohe' originally applied to the smaller area known today as Pukekohe East. Pukekohe East was formally settled in 1859 by people from Scotland and Cornwall — the families of McDonald, Comrie, Scott, Roose, Robinson, Hawke, Easton, and others.²⁶⁰ The Roose family, from Cornwall, arrived in Auckland on the ship *Excelsior* in 1859. Adjoining their holding and between the church and the site of the present Town of Pukekohe was the section of the Scotts.²⁶¹ The area in the vicinity of present day Runciman Road and Pukekohe East Road, located in the area surrounding the Pukekohe East Presbyterian Church was where a significant number of the very early local farms were situated for the Pukekohe East settlement, as is illustrated in the map below.

4.5.3 Settlement in Pukekohe West and Central Pukekohe

Prior to the survey of 1865, land had already been purchased. One key purchaser was Samuel Hawke, who purchased 110 acres on the eastern side of the present town close to Belgium Road. That same year, Hawke bought up land near the Showgrounds. In 1865, a new town of Pukekohe West, also known as the 'Paddock Settlement' was surveyed and established. The location of this settlement was in the vicinity of the what is now the Pukekohe Cemetery, and included a church (also used as a school), now redeveloped for residential use on the corner of Queen Street and Ward Street. Diagonally opposite this was a house shown in a survey plan undertaken for James Halliday in 1889, on a lot currently under cultivation. No buildings or structures have been located in relation to the early Paddock Settlement, but the possibility of learning more through documentary sources and archaeological investigations remains.

Further to the north, individual houses, then clusters, developed in the King Street area, which later developed a commercial character, around Hickey's Spring and the Cape Settlement area in the vicinity of Dublin Street. By the early 1870s, the Pukekohe settlement was beginning to take on a more established appearance. In 1872, the separation of the Pukekohe East and West Road Boards signalled further growth in the settlement. (See *Governance* chapter, *Local Government* section).

4.5.4 Settlement in Paerata

The Paerata area was essentially the northern part of the land acquired by the Crown in the First Pukekohe Deed. Although other land in the Karaka Parish was put up for sale in June 1844, it was not until December 1844 that land in the Paerata district (Lots 58-78 of the Karaka Parish) was made available for selection. It was also some years before any significant number of permanent settlers resided within Paerata as land owners were generally absentee owners, who it appears were speculating the land. From the mid-nineteenth century the Paerata area was part of the survey area of the Karaka Parish.

By 1861, only three settlers and their employees lived in the vicinity of Paerata. Paerata developed from a subdivision into relatively large lots, some suitable for small-holdings and some for farming. With the advent of the railway, Paerata became a suitable location for a dairy factory, established in 1924. Development in Paerata to date is essentially linear and follows the path of the Main Trunk Line and State Highway 22 on a north-south axis. A few additional streets (Anchor, Crown and Tuhimata Roads) branch off the main road associated with the school, former railway station and dairy factory. Paerata village sits a short distance to the north of Pukekohe, while still discernible as two separate settlements; this may change in the future with progressive development in between and within the two settlements.

Associated with the former dairy factory is a factory worker housing area, which can be seen to the south of the Paerata School. The houses include a number of cottages which appear to be standard designs, with detailing similar to the transitional villas generally constructed about the second decade in the twentieth century. Later examples are very similar to the state-designed houses constructed from the late 1930s through to the 1950s. While these houses are not architecturally notable or particularly interesting in terms of their physical arrangement in the same sense as state-designed 'Garden Suburb' housing developments, as a whole the group is of interest as part of the industrial history of Paerata, and social history of the time. (Also see the *Work* theme).

On the eastern side of the Paerata settlement, set back from the main road, is a group of four houses originally constructed for railway workers, each on its own generous lot. These houses appear to have been built to earlier designs than those prefabricated in the house factory constructed at Frankton Junction in the 1920s. While not architecturally notable, they are of particular interest for their early design which is similar to some transitional villas, as well as their contribution to local history and the wider history of railways in New Zealand. (Also see the *Infrastructure* theme).

A number of pre-1944 dwellings in Paerata are set out in the 'pre 1944 demolition overlay' within the PAUP. On the ground it appears that only a small handful of earlier building stock of potential interest is present. One such example is the square-front villa at 1028 Paerata Road, Paerata.

Also located at Paerata is Wesley College, the successor to the Wesleyan Native Institution initially based in Grafton and then at Three Kings. There are a few residences associated with Wesley College, including the California Bungalow headmaster's house, which is stylistically similar to other early buildings on this site (but has also been subjected to some alterations).



Figure 63. Plan of Pukekohe Block from 1865 SO 364. North Auckland Land District (LINZ).

The original survey map shows the five and 10 acre allotments which were allocated out. The cemetery, a reserve (on a volcanic vent) and 'Pukekohe Trig' on top of Pukekohe Hill is also set out on the map. At this time there is no apparent area allocated for a town centre. This would follow approximately ten years later in the vicinity of King Street. The township began at King Street, extended to the top of Pukekohe Hill and west and northwest of the Cape Settlement.

4.5.5 Settlement in Buckland

In Buckland, the names of earlier settlers from around the mid nineteenth century are recorded as the Bucklands, Gregorys, Jones (2), Braithwaites, Wrights, Bilkeys, Grahams, Johnstones, Wilcoxs, Davys, Ballards, Hamiltons, Blucks, Taylors, Hartlands, and several other families. Much of the land was originally owned by Mr William Thorne Buckland (1819-1876), older brother of regionally well-known Alfred Buckland, hence the naming of the settlement. His land covered most of the present day village and stretched towards Tuakau to approximately where Wright's Road is now.²⁶²

Later this land was sold to various people including Mr Robert Bilkey, in 1877 and Mr E. Gregory. Messrs J.K. and D. Hamilton owned separate blocks of land from the north end of George Street towards Pukekohe, including what is now the race course. Prior to 1875, with the advent of the Main Trunk Line through Buckland, there were no roads or railways, only bridle tracks, making navigation very difficult, even to the nearby Pukekohe West and Tuakau.

The Buckland area is historically largely known for farming and is a small village-like settlement. Today it is predominantly inside the territorial boundary of Auckland with smaller portions under the domain of the Waikato. As well as a church (formerly two), community hall, school, bowling club and a single shop present, it has a small concentration of houses in a suburban pattern. Some infill has taken place over consecutive years. Within the past few years, a number of small lanes have been established off George Crescent with new brick and tile residences constructed. For example, Glenbogle Drive and Tonkin Place which area situated on right of ways leading off George Crescent (formerly known as George Street).



Figure 64. Aerial photo of view of Buckland and surrounds. 26 September, 1962. Buckland, Franklin County. Whites Aviation Ltd: Photographs. Ref: WA-58406-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23244860>

Historically there had also been a service station, train station; tennis club site, dairy factory, butcher, saddler and wheelwright, which have since ceased to operate, other than the former

dairy factory building, the aforementioned buildings no longer remain today. The rural hinterland around the township contains a scattering of farm houses including Victorian and Edwardian villas, and cottages and bungalows. With the exception of any recently relocated examples, these houses would be associated with the various families that settled in the area. Key family residences in the 1930s are set out below. These places may be of value at a local level due to these associations, alongside the building typology.

Following the arrival of early European settlers to the area, succeeding waves of new residents arrived as large areas of land in Buckland were broken up in 1912. A further influx of new residents occurred again after World War I, mostly coming from Britain. This occurred yet another time after World War II, this time several Dutch families arrived to Buckland. The Dutch immigrants initially mainly earned their living by share milking on dairy farms until they could buy their own land to engage in poultry farming, dairy farming or flower growing in the area.²⁶³



Figure 65. Image taken in association with an accident at the Buckland Station where a truck collided with the Thames Express. Saddlery (no longer present) and St Paul's Church (extant) also feature in the image. *Auckland Weekly News* 1927. Also reported in *New Zealand Herald*, 23 November, 1927:8.

Church (erected 1904). Therefore this image was taken after 1904, making the presence of a waka at this late date a curiosity.

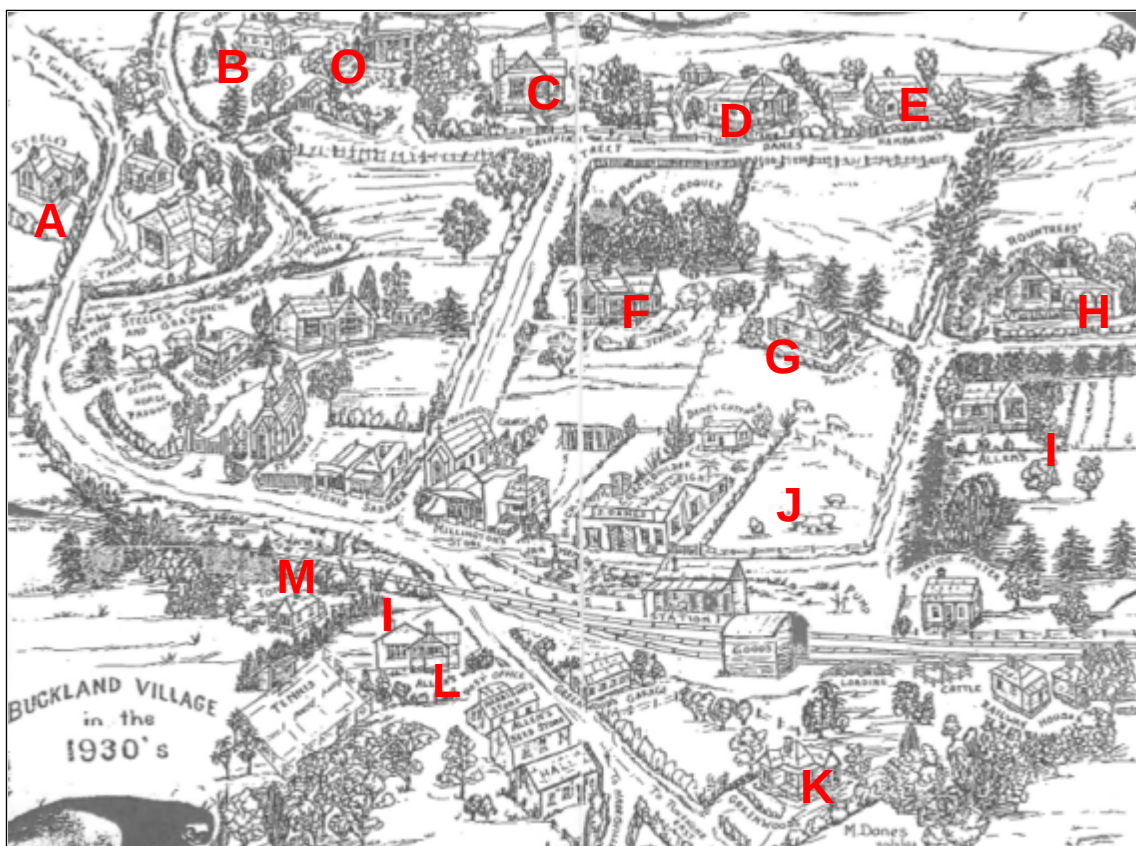


Figure 66. Residences in Buckland Village in the 1930s. Danes, M. 1992. *A Good Community: History of Buckland School and Districts- Buckland School Centennial 1892-1992*. p. 50.

The list below sets out the residences at this time. An annotation is made where the residence is known to be extant today. No annotation infers the residence appears to no longer be extant in this location today. At this time (1930s), George Crescent was 'George Street'.

- A: Steele residence **(present today) 602 Buckland Road**
- B: Coxhead residence **(present today) 7 Tobin Place**
- C: Griffin residence **(present today) 26 George Crescent**
- D: Danes Cottage
- E: Hambrook residence
- F: Jeffers residence **(present today) 59 George Crescent**
- G: Twidles residence **(present today) 549 Buckland Road**
- H: Rountrees residence **(present today) 533 Buckland Road**
- I: Allen's residence (#1)
- J: Danes Cottage
- K: Greenwoods **(present today) 23 Logan Road**
- L: Allen residence (#2) **(present today) 8 Logan Road**
- M: Tony residence
- N: Residence next to Dairy Factory **(present today) 602 Buckland Road**
- O: Powell residence

The extant residences identified above in Buckland are set out in Appendix 9: Places of Interest list.

4.5.6 Settlement in Puni

In Puni, Māori sold the Te Puni Block on 17 July, 1847. The southern boundary was the Waikato River, the eastern line began at Te Iaroa (Cameron Town) and skirted westward

along the back of the Pukekohe Hill and then northward to Whaiatiapa, which was the south eastern corner of the Te Roto Block, and bounded on the north by the Patumahoe Māori land to a point in the west called Wahaoruramo, then southward again to Ngateke on the Waikato River. These boundaries would cover roughly the main area known as Puni today.²⁶⁴

The European settlement of Puni, only part of which is formally within the study area, was once proposed as a small planned settlement, to be known as Cameron Town on the banks of the Waikato River. However, this did not formally eventuate as a full settlement, but the land was sold and rates were paid for some time.

A tramway was proposed in the vicinity of Puni for use as a trade network, to link the Manukau Harbour with the Waikato River. A tramway was surveyed through the Puni Parish, taking the same route as the present Tramway Road. The proposed settlement was named after Duncan Cameron, officer, who commanded the British forces during the 1863-1864 war and was in charge of military operations. The tramway proposal was dismissed as the metalling of the Great South Road took priority as the transportation route; however the proposal was reignited once troubles were experienced getting supplies through the Great South Road and by the shipping route over the Waikato River bar, thus the tramway proposal was again placed back on the cards. The opening of the Auckland to Mercer railway in 1875 however spelt doom to the plans ever coming to fruition. This also dissolved the prospects of the proposed town of Cameron.

4.5.7 Suburban Development in Pukekohe

The subdivision pattern in Pukekohe largely derives from the initial c.1865 subdivision. This subdivision created a predominance of five and ten acre lots, but included an area of smaller lots in the vicinity of the current town centre, as well as some larger sites on the southern fringe. The smaller lots were also of different proportions, being narrow and long, indicating an intention to observe the traditional nineteenth century pattern of creating town and country lots.

Photographic images from the late nineteenth century indicate a strong residential character, with some commercial buildings in the area of today's town centre. Later images show commerce and industry becoming increasingly dominant in the King Street area.



Figure 67. Panoramic view of the Pukekohe town centre and surrounding early residential settlement. Sir George Grey Special Collections, Auckland Libraries, AWNS-19120509-2-1.

Today very few stand alone or attached residences remain in the core of the town centre as they once did. Those on the fringe, including some houses from the early twentieth century, frequently host a commercial use.

The early part of the twentieth century saw further subdivision of the original lots immediately beyond the developing town centre, and also further afield. As discussed above, subdivision was often followed some years later by re-subdivision or boundary adjustments to create

additional lots, generally resulting in lots sufficiently large for the development, over time, of a spacious 'garden suburb' quality.

4.5.8 Examples of Residential Layouts

The greater portion of Allotments 73 and 74 of Section 1 of the Suburbs of Pukekohe was subdivided in 1911²⁶⁵ as Pukekohe Extension No 3 (McBride's Town). Harrington Avenue was laid out almost centrally through what was Allotment 73, and a small amount of what was Allotment 74 was used to create three lots with a depth of 250 links (just over 50 metres). The lots created typically had frontages between approximately 18.5 and 21.5 metres, and depths between approximately 44 and 50 metres, to give an overall area of about 950 square metres. Two significantly larger lots were created, one being an internal residual lot making up about a third of what was Allotment 74, with access both from Victoria Street and West Street. In 1919, a re-subdivision replaced this dual access by creating two new lots, one facing each of the streets, and sacrificing one of the original lots to give the new lot facing Victoria Street a frontage of 100 links (just over 20 metres) as well as a new entrance strip to the otherwise landlocked land in the centre of the block.²⁶⁶ This arrangement was relatively short lived, because in 1923, by boundary adjustment, four lots facing Victoria Street and one facing West Street were (approximately) doubled in length to totally absorb the internal lot. At this time, the only buildings noted on the original area covered by Allotments 73 & 74 were the Odd Fellows Hall and a neighbouring shed.²⁶⁷ In 1940, two of the resulting long lots facing Victoria Street were re-subdivided to create four lots, only two of which faced the street, and an access to the rear lots. There is no indication of existing buildings on any of these four new lots, almost 30 years after the original subdivision.²⁶⁸ The incursion of Tobin Street has further changed this area. Today, the four lots created in 1919 (as referred to above) host a total of eight houses, including a state-designed duplex. At 12 Harrington Avenue an early bungalow in brick can be found. This is scheduled as a *Significant Historic Heritage Place* in the PAUP (UID# 01516).

Survey Plans –Changes in Subdivision Patterns

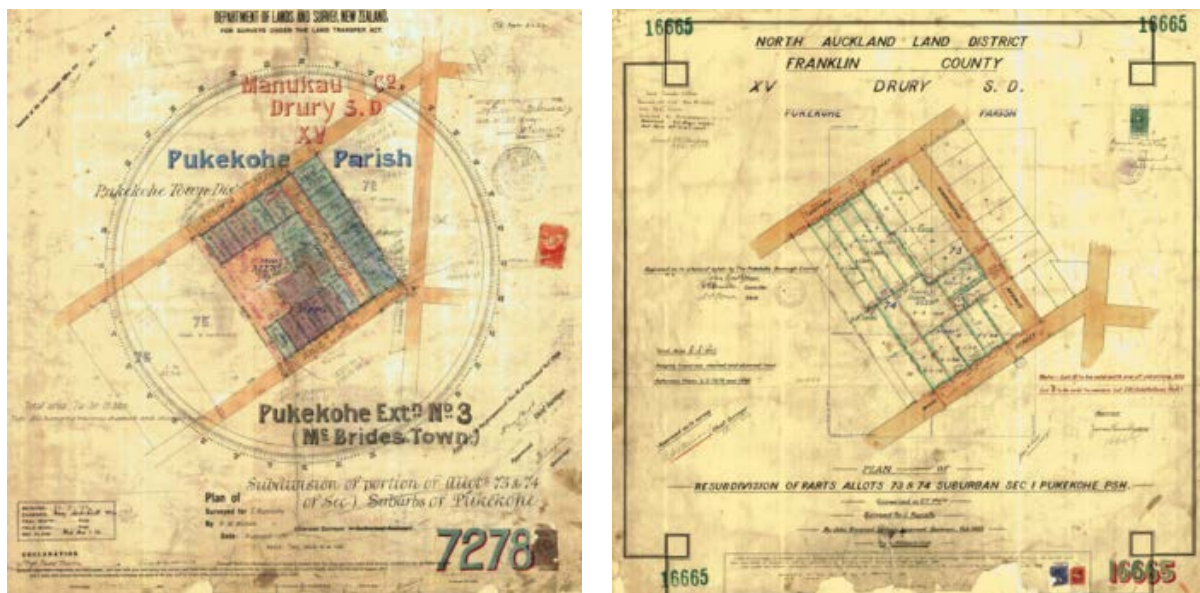


Figure 68. DP 7278 Subdivision of portion of Allots 73 & 74 of Section 1 Suburbs of Pukekohe. 1911. DP 16665 Re-subdivision of Parts Allots 73 & 74 Suburban Sec 1 Pukekohe Parish 1923.

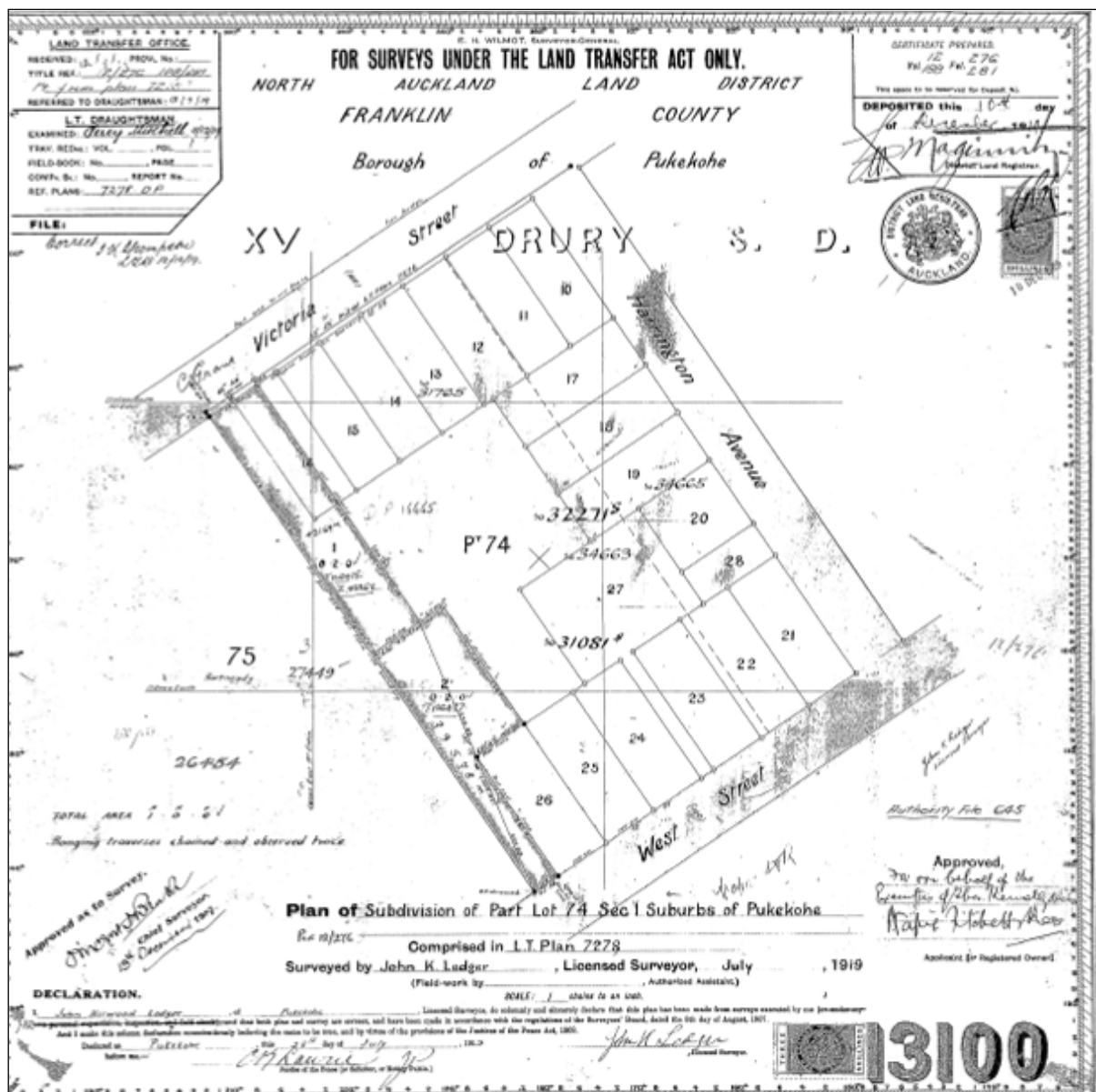


Figure 69. DP 13100 Plan of subdivision of Part Lot 71, Section 1 Suburbs of Pukekohe, 1919.

Another instance was the subdivision of part of Allotment 75, the immediate neighbour to Lot 74, in June 1936. At this time approximately half the original allotment was subdivided into four new lots. All these lots had a length of 500 links (just over a hundred metres). The widest lot with a width of about 30 metres showed an existing house with a full width verandah centrally positioned and well set back from West Street. The other three lots were about 18-20 metres.²⁶⁹ Even in 1936 all these lots would have been exceedingly generous for standard domestic use, and would have enabled activities such as chickens to be kept. Today the land in question has been further subdivided.

4.5.9 Mid- Late Twentieth-Century Residential Development

Late in the twentieth century (from approximately the 1960s), this spacious character was partially eroded in places by the construction of units or town houses on these lots, sometimes retaining the original houses but not always. On the southern fringes of Pukekohe, new suburban development continued in the late twentieth century, largely for the creation of detached housing, although lot sizes were less generous than those created in the early decades of the same century. This general approach has continued right to the present day. The majority of the streets in Pukekohe actually derive from the original subdivision of c.1865.

As land internal to the original blocks has been developed for suburban purposes, particularly as suburban lot sizes have reduced, additional roads have been required. These streets, many of which are 'no exit' streets, are shown in blue. The residential areas of Pukekohe are continually expanding into what was once the rural hinterland of the town. This now forms one of the characteristics of the areas built form landscape.

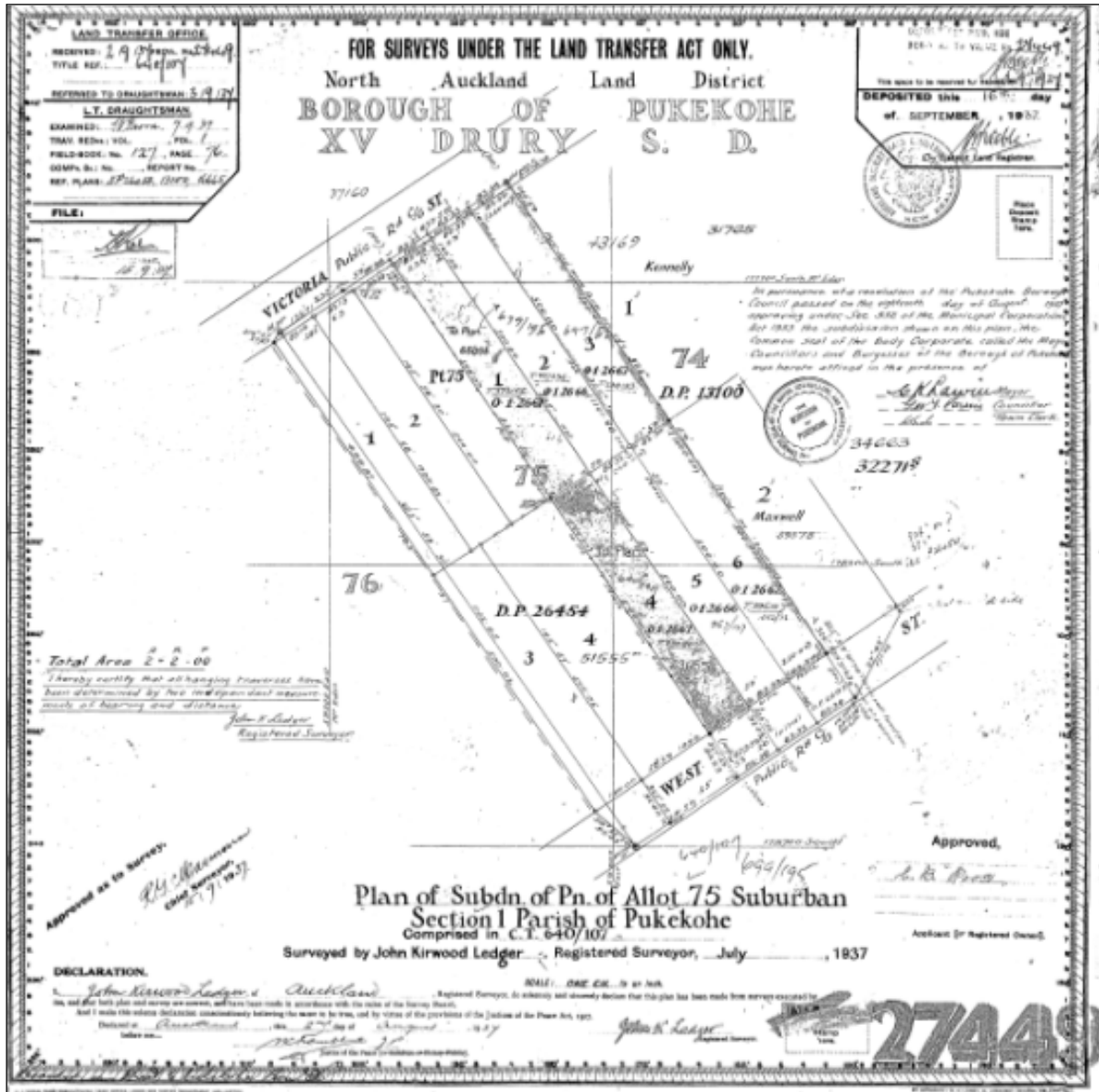


Figure 70. DP 27449 Plan of Subdivision of Allot 75 Suburban Section 1 Parish of Pukekohe-1937.

Birds Eye Photography of Pukekohe from 1950s through to 1980s



Figure 71. Aerial photograph of West Street in foreground looking north East. 22 April, 1954. WA-35470-F.



Figure 72. Aerial of interface between rural and urban environs in Pukekohe. 22 April, 1954. ATL WA-35465-F.



Figure 73. Aerial view of western Pukekohe, 1969. South Auckland Research Centre, FRA: I, 5, Footprints 03150.



Figure 74. Aerial photograph of Pukekohe 1983. ATL: WA-77137-F.

This shot is taken looking towards the south-west near the intersection of Seddon and Victoria Streets. The intersection of Seddon Street, West Street and King Street can be seen to the lower left. The introduction of the cul de sac street formation is apparent from this photo.

Pukekohe township. Residential and commercial development along King, Queen and West Streets.

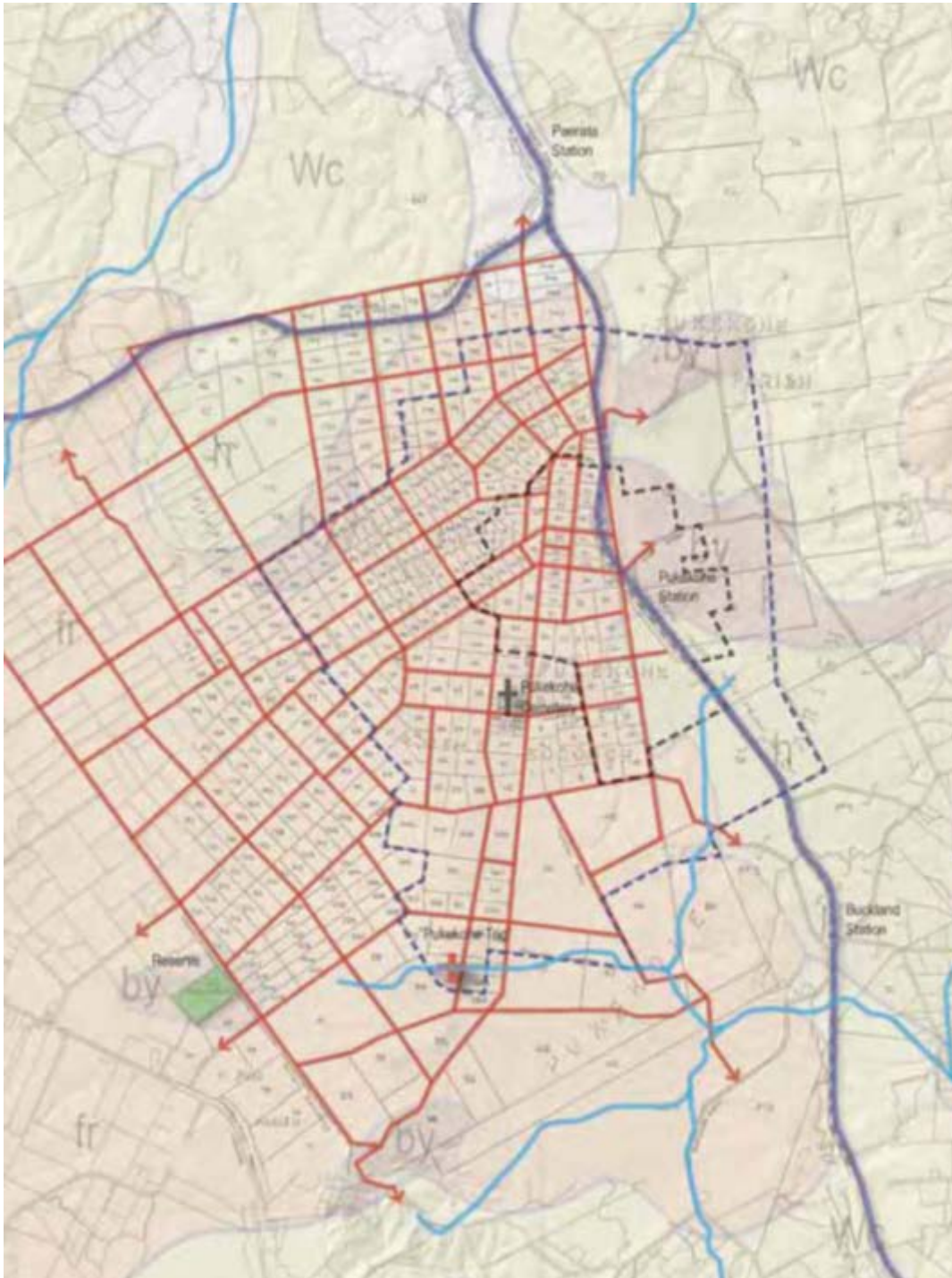


Figure 75. The subdivision pattern of Pukekohe. Boffa Miskell, 2010. *Pukekohe Central Urban Design Assessment*. Franklin District Council.

Map illustrating the subdivision pattern from the first settlement map from 1865, overlaid with the present day map. The blue dotted line is the Pukekohe Borough administrative boundary (1912-1989). The black dotted line indicates the central Pukekohe township area.²⁷⁰

Dwelling Ages in Pukekohe

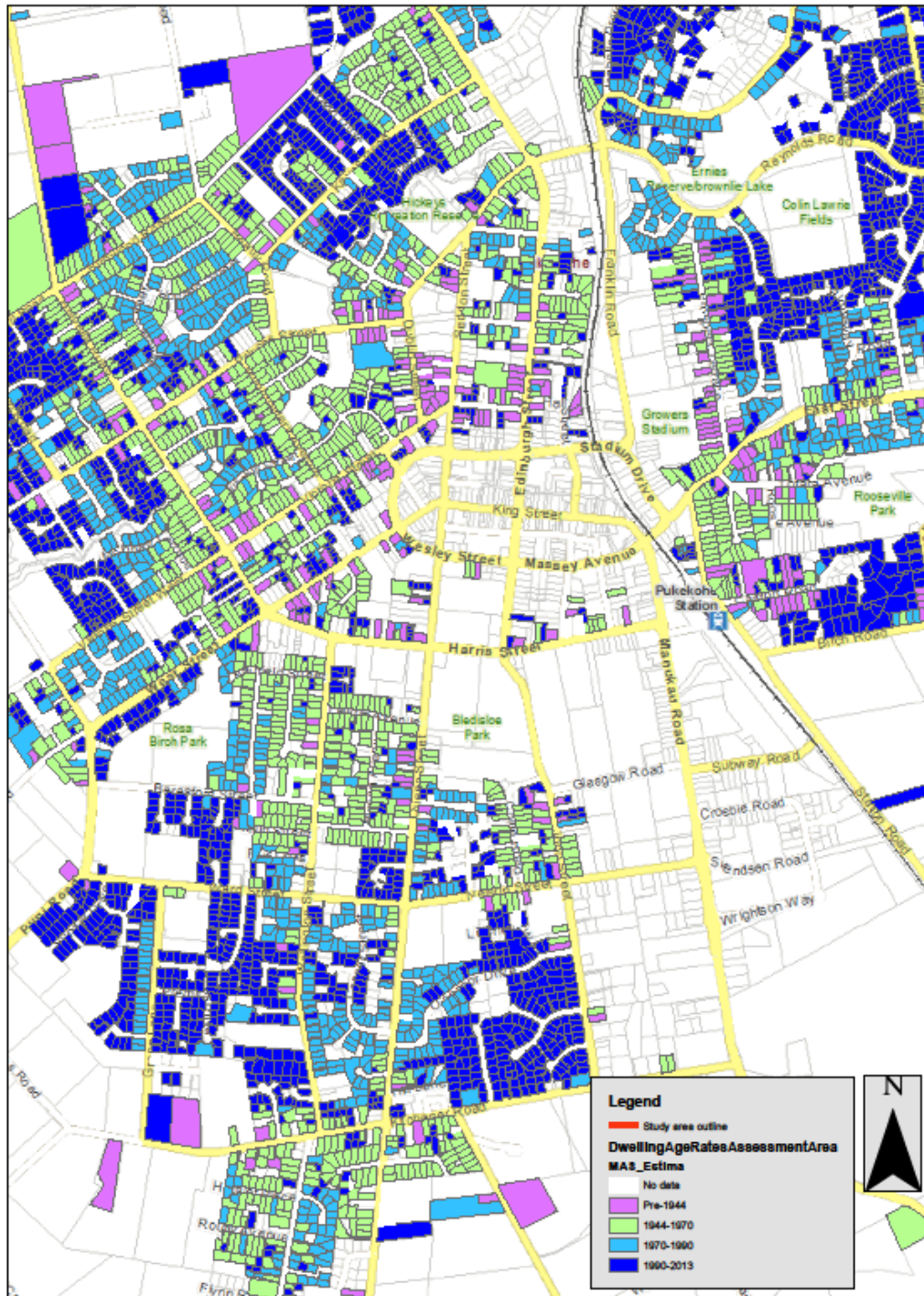


Figure 76. Map showing age/eras of dwellings in Pukekohe. Auckland Council data. 2013.

The above map sets out the various indicative dwelling ages within the immediate area of Pukekohe. The ages are based on Auckland Council rating information. Note that commercial buildings are not included within the background statistics that inform this map which makes up a considerable portion of the white 'no date' areas, or areas which are public open spaces.

Pukekohe's Pre-1944 overlay

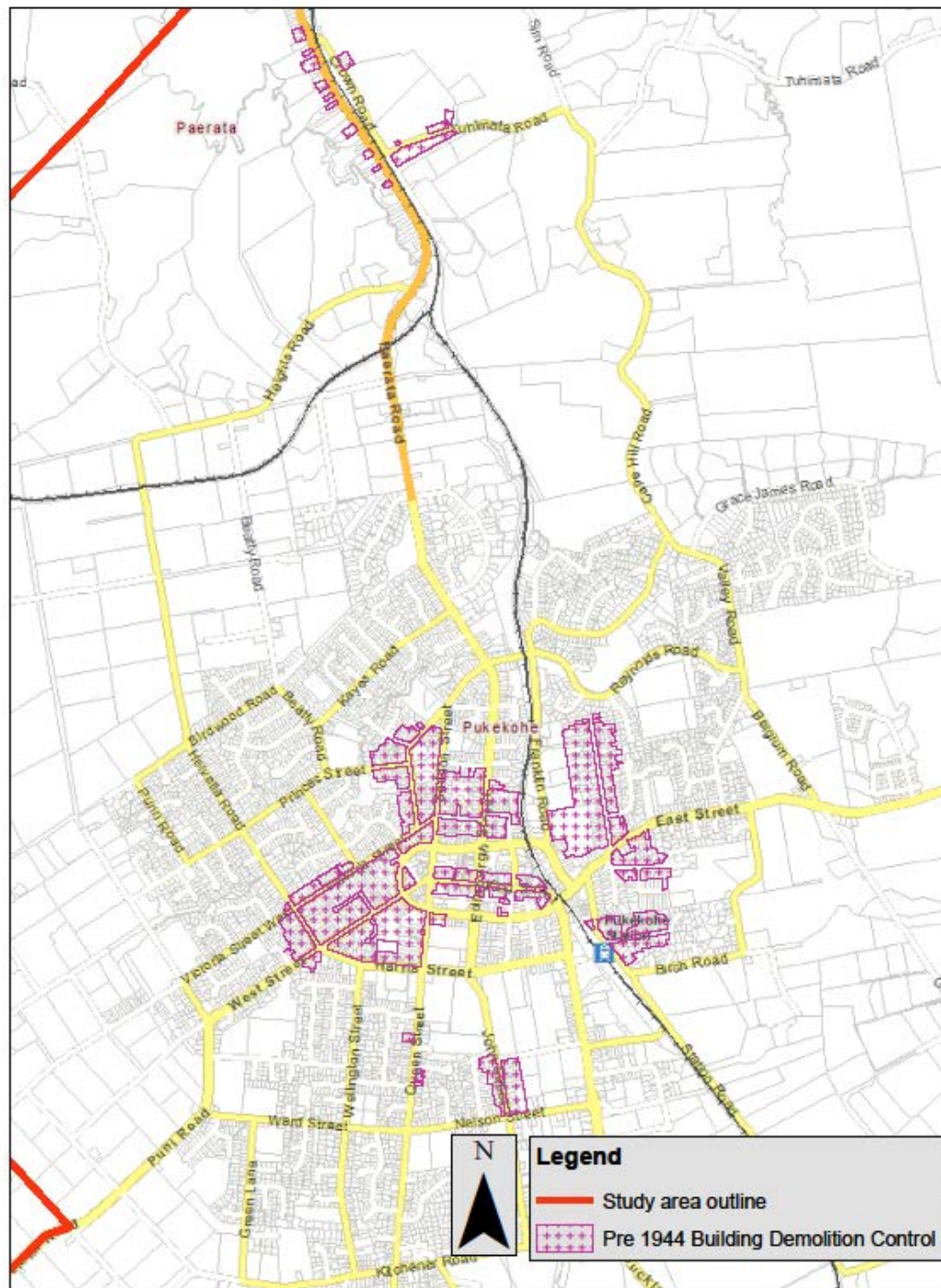


Figure 77. The PAUP pre-1944 demolition control overlay in Pukekohe and Paerata. Auckland Council GIS data, 2014.

The above map illustrates the areas identified in the PAUP within the 'Pre-1944 Demolition overlay.' (See the survey report for further information relating to the Pre 1944 Demolition overlay).

4.6 Commercial and Retail Development

This section sequentially discusses the commercial development of Pukekohe, covering the characteristics of the very early colonial development, through to the development of the town centre across the twentieth century. The town centre serves as the point of call for everyday goods and services, although these goods and services have changed over time as market demand has changed. Where once blacksmiths, saddlers, butchers, carriers, milk bars, tearooms and billiards were predominant businesses, today boutique garment and homeware stores, cafes, ethnic restaurants and chain stores predominate.



Figure 78. part of SO 364 - the official survey of the Pukekohe Block.

The above map shows what is now the central business area. The streets were not named, but present day Franklin Road and Manukau Road run down the right-hand edge, Harris Street is across the lower edge, Queen/Seddon and Edinburgh Streets run parallel from lower left to the north, and West Street and Victoria Street run parallel from the left (west) side to meet Seddon Street at an angle. King Street is marked: 'Boundary of Section 1' and 'D. Sullivan'.

The first European settlers into the post-Waikato War settlement at Pukekohe settled in the northern area, defined today in part by West Street, King Street, the northern part of Queen Street and the railway – it was known as the Cape Settlement as these immigrants came from Cape Town. The second set of immigrants settled to the north-west and west and from King Street south up Pukekohe Hill; in the centre of this area, in the vicinity of Queen Street-Nelson Street, was a clearing known as the Paddock. The north side of King Street (i.e. to the east of Edinburgh Street) was part of the five-acre allotments, as were both sides of much of Edinburgh, also Victoria, Seddon, West Streets and part of Queen Street (north of Harris Street, east side only).

4.6.1 Street Formation and Rail Development

The street layout of what is now the town centre differs from the original survey; although the original streets still exist many other streets and lanes have been added, dividing the allotments.²⁷¹ King Street did not continue west through to Seddon Street but stopped at Edinburgh Street – the line of King Street continued through part of Allotment 67. Two other main central roads, Hall and Roulston Streets, were not on the original survey. The railway line along the eastern side was not anticipated as the route was originally planned to lie further east. Because of the railway, the continuous line of Franklin and Manukau Roads did not eventuate but was disrupted to allow for a railway crossing. It is apparent that King Street was not intended to be the major commercial area when first conceived.



Figure 79. Infill streets map of Pukekohe. Boffa Miskell. 2010. Pukekohe Central Urban Design Assessment report. p. 23.

Red lines indicate the originally surveyed streets and blue lines the infill streets.¹⁴

Road names have also changed, with King Street often being referred to in the past as Main Street or Station Street; West Street as Waiuku Road; the northern end of Queen Street being known as Seddon Street; Queen Street as Hill Road; and Edinburgh Street as Government Road. See the *Infrastructure* chapter for further information on the meaning behind selected road names in the area.

The routing of the North Island Main Trunk railway through Pukekohe, and the siting of the railway station at the eastern end of King Street, provided the impetus for the development of King Street as the town's retail centre. Those settlers with land fronting onto King Street subdivided their allotments into smaller parcels, facilitating the establishment of businesses and houses along King Street (at that time known as Station Road). The dates of these

¹⁴ N.B. This erroneously shows King Street continuing west to intersect with Seddon/Queen Streets.

subdivisions have not been determined as part of this study, and three of the four early subdivision plans are not dated (see plans Deed Whau 31, 49, 55 and 48 reproduced below). However, it is inferred that the subdivisions began in approximately 1875 and that the west end of King Street, Hall Street, Roulston Street and Lodge Street were surveyed sometime between 1875 and the mid-1880s. Further subdivisions and new roads were developed successively as the town grew.

In the early years, access to the town was limited to a few ill-formed roads, enhanced in 1875 by the railway from Auckland and connecting through to Hamilton in 1879. (See *Infrastructure* chapter for further details). The settlers' need for supplies of produce, materials and equipment to be more readily available led to the development of retail facilities. As the population grew so did the number of retail outlets; banks, insurance agencies and postal services were established; tradesmen and craftsmen set up their businesses; real estate agents, architects and builders found plenty of work as a result of all this activity. From a few business premises on King Street in the mid-1870s the retail centre expanded to include a much larger area encompassed mainly by Manukau Road and the ring road (Wesley-Tobin-Stadium-Massey Streets) by the late twentieth century.

4.6.2 The First Businesses

The first store in Pukekohe was run by Thomas Moore, who opened a store in one room of his four-roomed house at the southern corner of Queen and Ward Streets.²⁷² The date of its establishment has not been determined, but it was visited by the Reverend Vicesimus Lush in May 1868.²⁷³ Moore later ran a postal agency from the house.²⁷⁴ It appears that present day Lot 24 of DP 67291 was the site of the Moore house, store, barn and the surrounding land forming part of the Moore land holding, is illustrated below. Their landholding was allotments 253, 254, 255, 256, 257, 258, 260 and 285, the eight lots being 10 acres in total.²⁷⁵ Dependant on the level of below ground earthworks which took place in the later residential development; sites such as this may constitute an archaeological site given its association with the very early days of European settlement.

By 1872, the route of the Auckland to Mercer railway (later known as the North Island Main Trunk) was confirmed as passing through Pukekohe and businesses began to be established at the eastern end of King Street. The first of these seems to have been the Pukekohe Hotel (sometimes called Settlers Hotel). Farmer and landowner James B. Godkin applied in March 1873 for a fresh (i.e. new) license to sell alcoholic liquor; this was granted in April 1873 but on condition '... that the house is proved to be adapted for the purpose of an hotel'.²⁷⁶ A year later when Godkin applied for a renewal of his license, his address was given as the Pukekohe Hotel.²⁷⁷ The railway was constructed through to 'Godkin's new hotel' by January 21, 1875 and it is possible that by then he had constructed the substantial two-storey wooden building that formed part of the streetscape for several decades.²⁷⁸

Arthur Forbes also had a postal agency, which he ran from his shop 'in the Cape Settlement' at least by May 1875.²⁷⁹ An undated survey plan, Deed Whau 31 shows 'Forbes Store' on the south-east corner of King and Seddon/Queen Streets – this was within the Cape Settlement and may be his original store.¹⁵ The date that King Street was formed through to Seddon/Queen Streets has not been determined, nor whether Forbes' store was in that position before the road was created. It is possible that the western end of King Street was formed to link the railway station through to his store.

¹⁵ The point at which Queen Street becomes Seddon Street varies on different maps.

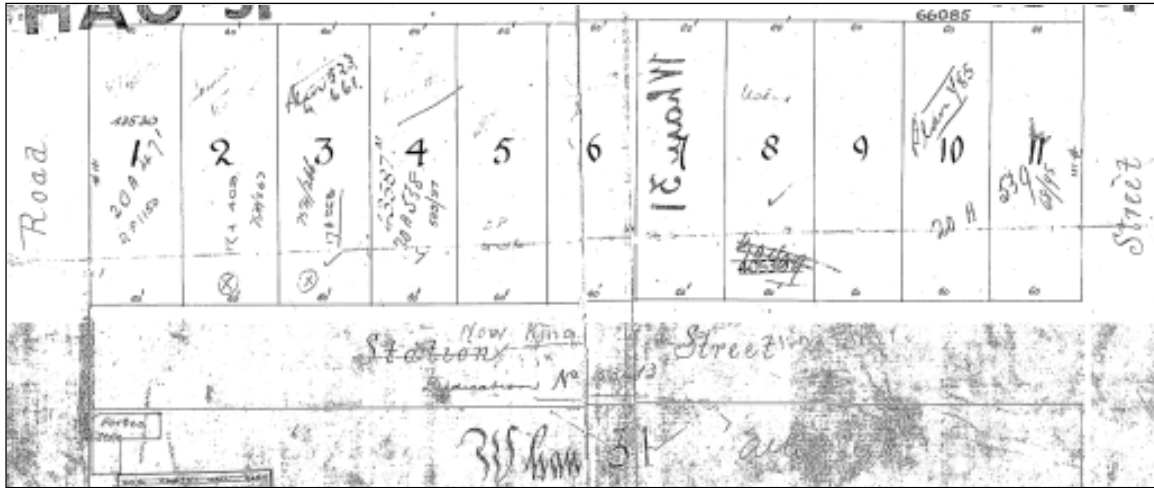


Figure 80. Part of Deed Whau 31 [n.d.–late 1870s?]¹⁶

The above plan shows Station Street [King Street] surveyed through from Seddon/Queen Streets to Edinburgh Street, and the block on the northern side surveyed into 11 lots each 60 feet wide (18.3 metres). It also shows Forbes' store as an L-shaped structure (bottom left) facing both Seddon/Queen Street and King Street; it is the only building depicted. This block on the north side of King Street may have been the first to be subdivided, perhaps in 1875.

By May 1875, Pukekohe's population was 419 in Pukekohe East and 578 in Pukekohe West.²⁸⁰ By then, as well as Moore's and Forbes' stores there were five stores and a butcher, with a second butcher visiting bi-weekly from Drury.²⁸¹ The five stores were 'all appearing to be doing a good trade'.²⁸² The location of the stores is not specified, but the *Daily Southern Cross* newspaper reporter stated that 'the buildings around the station present the appearance of a township' and it could be inferred that some of the stores were close to the railway station.²⁸³ William Preston and Thomas Barnaby were erecting new stores (location not specified).²⁸⁴ William Preston got his supplies from Otahuhu once a week.²⁸⁵

Barnaby's store burnt down in September 1878, by which time he had retired to his farm and leased the shop and its attached house to William Grosse, six months earlier.²⁸⁶ Grosse was insured and within two weeks architects R. Keals & Son were calling for tenders to build shops in Pukekohe for Grosse.²⁸⁷ In a later court case related to the fire, Grosse was described as 'a storekeeper and butcher, now a butcher'.²⁸⁸

The name of Forbes's postal agency was changed from Cape Settlement to Pukekohe West in early 1877.²⁸⁹ By April 1877 there were sufficient storekeepers for Forbes to initiate a parcel delivery service from the railway station to storekeepers and residents.²⁹⁰ An advertisement inserted by Dr Ross in March 1879 states that he was moving into 'the new building opposite Forbes' Corner' owing to the opening of the telegraph office.²⁹¹ This indicates that King Street [Station Road] had definitely been formed by then. The new building referred to may be the building that later became Dell's saddlery; the Dell family believed the single-storey shop was first occupied by a butcher – possibly William Grosse, who would have had a new building by then.²⁹²

In late November 1875 Godkin sold the Pukekohe Hotel to James Roulston.²⁹³ James Roulston came from Thames where he had also run a hotel; in Pukekohe he became a major landowner with a large farm.²⁹⁴ He and his sons at different times owned the whole block from Harris Street to King Street, some lots on each side of Roulston Street, plus land on the north

¹⁶ Deed Whau 31, which shows the subdivision, is not dated, but may date between 1875 and 1881; Deed Whau 48 was surveyed in 1893, however whether the plans were numbered in chronological order has not been researched. Forbes was not on the 1881 Electoral Roll and seems to have moved away; in 1893 he was registered as being in Cambridge.

side of King Street. A side business was the cattle sales held in the paddocks behind the hotel. A store was associated with the hotel; this faced north on King Street and besides being the agent for the *New Zealand Herald*, the store sold hats and was one of the general stores.²⁹⁵

By 1879, Pukekohe had become known for the quality of its puriri timber, used primarily for fencing and railway sleepers, and a depot was established by the railway, on the northern side of King Street opposite the hotel.²⁹⁶ Considerable wealth was gain from the sale of the puriri. A depot for the sleepers was set up at the bottom of King Street.²⁹⁷

The eastern-most block on the northern side of King Street from Edinburgh Street to the railway station and reserve, which had been three five-acre allotments, was surveyed into 22 lots (see Deed Whau 49 reproduced below). Robert F. Webster owned at least two of the new lots, in a prime position on the corner of the new Hall Street. According to the 1902 *Cyclopaedia*, Webster, a saddler, had been in business since 1879; this is in accord with the change of ownership of at least some of the land in Deed Whau 49 from Hewson to Webster on 7 November 1879.²⁹⁸ The signage on his premises states '[established] 1875', referring perhaps to his original business in Waiuku. Webster built his house on the corner and had his workshop and shop beside it facing King Street.

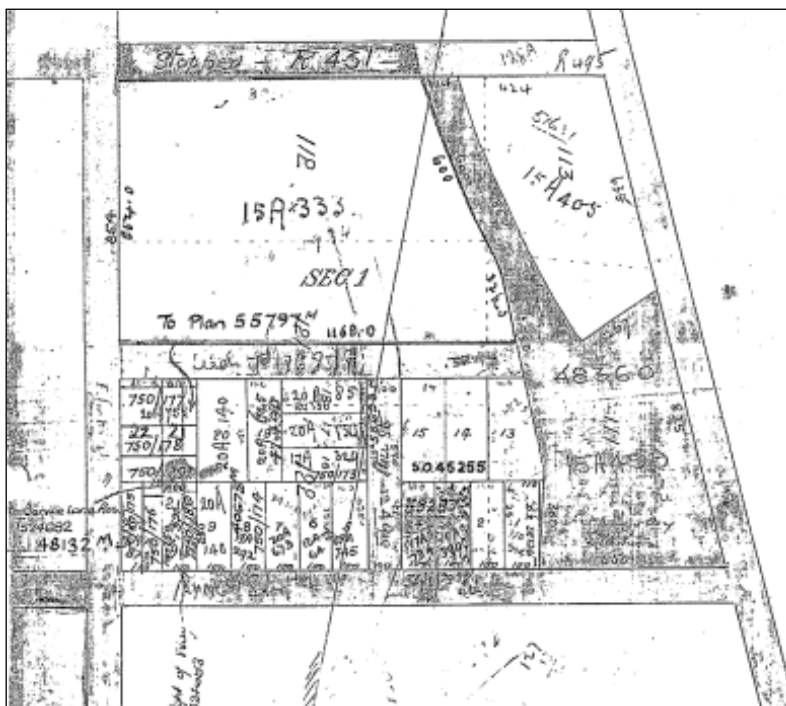


Figure 81. Deed Whau 49 [pre-October 1879].

The above map shows the block on the north side of King Street between Edinburgh Street (at left) and the railway reserve, being subdivided from three 5-acre lots (111, 121 and 122) into 22 lots plus Hall Street and Lodge Street being surveyed in. Some of these lots have been re-configured since, in particular to allow rights of way. Hall Street is not shown as continuing across King Street i.e. to become Roulston Street. Some of the new lots have frontages to Edinburgh Street, Lodge Street and Hall Street; this would have made more intensive occupation feasible.

Thomas Moore is still listed on the Franklin electoral roll in 1881 as being a storekeeper^{17 299}. James Dilworth was another early storekeeper, listed in the 1880 directory and on the 1881 roll.³⁰⁰ An undated plan [pre- October 1879], Deed Whau 55 (reproduced below), shows Dilworth's Store on the north-west corner of the intersection of King and Hall Streets, a property he acquired in October 1879.³⁰¹

¹⁷ *Wises Post Office Directory* 1880, p.240 (occupation not given); Franklin South Electoral Roll 1881. Later rolls list him as a farmer.

Based on the identification on plan Deed Whau 55 of Dilworth's store, and given that Dilworth owned the property only from 1879 to 1882, the block on the south side of King Street from Edinburgh Street to the railway line was also subdivided before October 1879. It created nine small lots facing King Street and one facing Edinburgh Street, anticipating growth of the business area in the side streets. The subdivision also surveyed-in Roulston Street. The plan shows Roulston's Hotel and Webster's saddlery.

Newspaper reports, such as this *New Zealand Herald* report in 1880, documented Pukekohe's progress, although in this instance the number of hotels is exaggerated unless a private hotel or boarding-house was meant.³⁰² However, William Grosse did apply for a licence 'for a building now in the course of erection at Pukekohe' in November 1878; the outcome of the application is not known.³⁰³

IF the various places through which the Auckland and Waikato railway passes are said to be going ahead, Pukekohe West must be galloping. There are two hotels within a few chains of each other, both being large and extensive establishments; four large and well-stocked general stores, two blacksmiths' shops, two butchers' shops, two shoemakers' shops, a saddler, a builder (with a timber yard), a photographer, and a baker. Besides these the builders are busy with the erection of another butcher's shop for Mr. Barnaby, who is about to commence in that profitable line again. Another shop and dwelling for a tailor is also being erected. Not only are the bodily wants cared for, but also are the spiritual ones, there being four very imposing Churches erected respectively by the Episcopalian, Roman Catholic, Pres-

terian, and Father Golden (Roman Catholic). For the first of these there is a manse, and for the last a parsonage, in course of erection. Education is provided for by a large Government school, taught by Mr. McKinlay; a Catholic school, taught by Miss Grey; and there is also another school some distance back, to which many go, taught by Mr. Chilman. In each of these places a Sabbath-school is held. The one in Pukekohe proper is held in the hall, and superintended by Mr. Webster. Miss Grey conducts a school in the Church, and Mr. Maunders in the back school. Last, but not least, is the Band of Hope—established by Messrs. Morgan, Webster, and others—which numbers considerably over 100 members, besides adults.

Figure 82. *NZ Herald* report from 1885. *New Zealand Herald*, 9 December, 1880: 6



Figure 83. Main street of Pukekohe in 1880. 7-A10632. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 84. Deed Whau 55. n.d. pre-1879.

The above map shows the first subdivision of the whole block on the south side of King Street (Station Street), between Edinburgh Street (identified as Government Road) and the hotel. It shows Roulston Street surveyed (but not named) and south to Harris Street. West of Roulston Street are Lots 3 to 9, each 66 or 73 feet wide, plus one facing Edinburgh Street; east of Roulston Street are two smaller lots, 83 and 66 feet wide, and one much larger lot that includes 'Roulston's Hotel' and a store (drawn in). The only other buildings shown are 'Dilworth's store' and 'Webster's saddler' on the north side of King Street on opposite corners of Hall Street.

Dilworth transferred ownership of his property to Calvert and others in 1882; they re-conveyed it to John Sanderson [Saunderson] in 1884.³⁰⁴ Sanderson advertised in October 1884 that he was the agent for Darjeeling tea.³⁰⁵ He was still listed (as Saunderson) as a storekeeper in the 1885 directory, as were William Maxwell and Samuel Buchanan.³⁰⁶ Other businesses in 1885, probably all in King Street, were Arthur Crawford bootmaker, John Davis baker, Daniel Goodwin wheelwright, Michael A. Murray tailor, Robert F. Webster saddler, Luke and David Wilson blacksmiths, Richard and Henry Barnaby butchers.³⁰⁷ Also listed are a few engineers, sawyers and millers, but the main occupation of people in Pukekohe West and East is farmer. Both Percy H. Jenkins and James Roulston are listed as hotelkeeper.³⁰⁸

The store on the corner of King Street and Queen Street changed hands a few times: after Forbes came Samuel Buchanan (by 1885), then Richard McCowen (by 1889).³⁰⁹ The property was described in 1902 as 'a large corner section of half an acre with commodious shop and dwelling as well as two wood and iron stores where stocks of grain and produce are stored'. McCowen was still in business in 1902.³¹⁰ McCowen sold out in 1908 to W. Lees.³¹¹

Indications that the number of businesses was increasing include an advertisement placed in February 1884 for the sale of one acre in Pukekohe town, with two shops (owner and outcome not known).³¹² An account of a burglary in 1885 mentions Mr Usher's butchery and Luke Wilson's smithy. In March 1881 Wilson acquired Lot 1 on Deed Whau 55 from Roulston and others and conveyed it to Blake in January 1888.³¹³ It is probable that Wilson's smithy, later Blake's smithy, were situated just to the east of Roulston Street. Daniel Goodwin, coachbuilder and wheelwright, was also in King Street, having conducted the wheelwright business since May 1883.³¹⁴



Figure 85. View of the blacksmith's shop or smithy of W.J. & R. Wilson. FRA: I, 5 / Footprints 03121. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

View of the blacksmith's shop or smithy of W.J. & R. Wilson, Implement Makers, Shoeing Smiths, Pukekohe, 1886. Next door are the premises of J. Ingram, Wheelwright & Coach Builder. No longer extant.

Henry Dell (Lieutenant of the Pukekohe Mounted Rifles) established a saddlery business in Pukekohe in 1885 and by at least 1892, occupied the shop on the southern corner of West and Queen Streets.³¹⁵ The original shop was one-storey and thought to have previously been a butcher shop, but within ten years Dell had considerably extended the Queen Street frontage, and later added a second storey. The family also occupied the cottage next door on West Street. In 1892, Dell set up the town's first printing press, in the building adjacent to the cottage.³¹⁶ Dell diversified his business by becoming the agent for the Standard Insurance Company and selling real estate. His son Henry Dell joined the family business in 1916, forming the partnership of H Dell & Son. A hitching rail remained outside up until 1930 but, as times changed, so did the business. Henry Dell's son, Grahame, joined the business and he and his wife, Ngaire, continued to run the business as a saddlery and harness operation until 1962, when they diversified into making canvass and leather goods such as bags. The Dell store was the oldest ongoing business within Pukekohe at the time of its closure in 1992, trading for 107 continuous years and from the same site. The images below shows the sequential development of the site and business. The building has seen a number of fabric changes over time, but is of interest for representing a long-standing business.

Today (2014) with the closure of the Dell Saddlery some 24 years ago, the longest running business in the Pukekohe town centre appears to be Wright Jewellers, having established a jewellery store, and originally also operating the business as a green grocer from 1912. The first building was a one-storey wooden structure with the shops at the front and living quarters at the rear, the building was situated beside the Perkins' store. Wright Jewellers has moved three times over its 100 years but has always had a presence on King Street.³¹⁷



Figure 86. The enlarged premises of H. Dell & Son c. 1915. FRA: I, 5 / Footprints 04844. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 87. Former Dell business building today as a bar and restaurant, side elevation. Photo: AC, August 2013.

In several cases the business premises had houses attached, adjacent or at the rear of the shop. Examples were Robert Webster's saddlery adjacent to his store, a cottage adjacent to Dell's saddlery on West Street, and the two-storey villa illustrated below which possibly had a wheelwright's adjacent. It appears to have been the Hawke's Boarding House.¹⁸ The image

¹⁸ This assumption is based on details set out in *The St Patrick's Parish Centennial Brochure 1866-1966*. Pukekohe: New Zealand: The Parish. p13.

below also illustrates the very poor state of the roads at that time. Despite kerbing and a strip in front of the residence, which likely functioned as a makeshift footpath, the roads were simply mud, and made for difficult and lengthy logistics, even to just get across town. The building is no longer known to be extant in Pukekohe today.



Figure 88. Two-storey villa with a half-verandah in King Street in 1886. FRA: I, 5 / Footprints 03122. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

In 1886, James Roulston gave notice that he was applying to transfer his liquor license to Alfred Pulleng.³¹⁸ Pulleng was in charge of the hotel by May 1886.³¹⁹ The South Franklin Agricultural Society held their annual show in Roulston and Pulleng's paddocks, adjacent to the hotel.³²⁰ In 1892 Pulleng advertised his shop, dwelling and land in the township for sale (exact locations not specified).³²¹ The hotel management and/or ownership changed many times over the decades.

Another land owner advertising to sell in 1892 was T.G. Usher, trying to sell his butchery business 'in the rising township of Pukekohe'.³²² He was also advertising for sale a four-roomed cottage on a ¼ acre of land 'suitable for a small business'.³²³ Plans show Usher owned several properties in the township, so it is not clear to which this advertisement referred.

The subdivision of the south side of King Street between Queen Street and Edinburgh Street was surveyed in 1893, apparently the last of the King Street blocks to be subdivided.³²⁴ The nine lots fronting King Street were unequal in size, with the western one (corner of Queen Street – marked Hill Road) being 142 feet wide, the eastern one (corner of Edinburgh Street) 69 feet 8 inches and the seven in-between each 64 feet wide. The subdivision included three small lots fronting Edinburgh Street – by this time it was recognised that the retail area was likely to spread up this street. The plan does not show buildings but as it does show a well on the southern boundary of Lot 5, it can be inferred that buildings other than Forbes'/McCowen's store did exist (buildings were not always shown on plans).

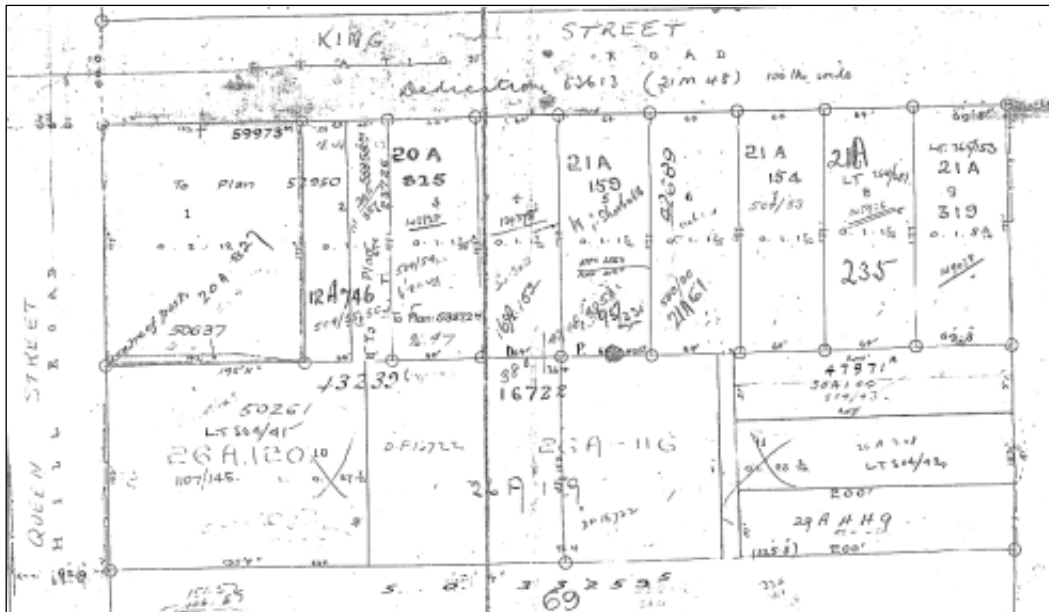


Figure 89. Deed Whau 48, 1893.

Deed Whau 48, 1893, shows the subdivision of the south side of King Street (here called Station Road) from Queen Street (Hill Road) to Edinburgh Street.

William Roulston, James Roulston's son, took over ownership of Sanderson's shop in 1893. According to the 1902 *Cyclopedia* this was the store on the corner of Hall and King Streets, but whether it was built by Sanderson or a previous owner, such as Dilworth, has not been determined.³²⁵ In 1902 Roulston Bros. was the principal building in the main street, to which it had a frontage of 60 feet and 40 feet to Hall Street. The buildings were used for a corn store, and general store purposes such as grocery, clothing, boots, ironmongery etc. The firm imported directly from the Home markets and supplied the surrounding country as far as Mercer and Huntly.³²⁶

In 1893 Daniel Goodwin and his wife established a boarding-house near the railway station.³²⁷ This was described in 1902, 'This establishment consists of two buildings of one and two storeys respectively, and contains altogether twelve rooms, including the bathroom'. It included a dining room that could cater for 50 people; at the rear of the building was also a large stable.³²⁸

In 1894, the following businesses were listed in Cleave's directory:³²⁹

- John Andrew, blacksmith
- David Blake, blacksmith
- George Blake and Sons, blacksmiths
- Buckland & Shipherd (Charles Shipherd), sawmills
- Henry Dell, saddler
- James Golding, butcher
- Daniel Goodwin, wheelwright
- Joseph Harrison, plumber
- Francis M. Hewson, storekeeper and surveyor
- Joseph Ingham, wheelwright
- Henry Lodge, bootmaker
- Richard Maxwell, storekeeper
- Richard McCowen, storekeeper
- J. Patterson, printer and stationer

- S.W. Plaw, printer
- Joseph Robinson, Pukekohe Hotel
- William Roulston, storekeeper
- Francis Stanley, fruiterer
- George Twidle, carpenter
- Thomas G. Usher, boarding-house keeper
- Robert F. Webster, saddler
- John Wilson, carrier.

Several of the occupations were related to horse-drawn vehicles and horse riding: three blacksmiths, two saddlers, two wheelwrights and a carrier. Two businesses were for accommodation (the hotel and a boarding-house). Usher owned the plot of land on the north-east corner of King and Seddon – a villa which stood on this site until 1954 may have been his boarding-house. In addition to the above list, the most common occupation noted in 1894 was farmer, with one schoolmaster, one surgeon, one nurseryman, one constable and the manager of the New Zealand Dairy Association; a few women and men were listed without a stated occupation. Another business established towards the end of the century was that of Andrew C. Smyth, chemist and druggist, in 1894.³³⁰

The addresses of people listed in 1894 were not given; although Pukekohe East was specified for some people, none of those had a stated occupation other than farmer. A few of the businesses are known to have been in King Street and it is probable that all were, or immediately adjacent. From at least the late 1880s to 1911 the Blake's occupied a site on the south side of King Street, east of Roulston Street.³³¹

An exception to the perception of King Street as solely for businesses was the purchase by the Salvation Army in about 1894 of the section at the north-west corner of King and Edinburgh Streets; they constructed a hall on the site.³³² The Anglican, Presbyterian and Methodist churches and the school re-located from the Paddock closer to the new centre of town as King Street developed.³³³ (See *Ways of Life* chapter, *Religion* section).

The 1896 the census found a small drop in Pukekohe West's population, down to 1105.³³⁴ In 1898 it was reported that 'There are many places south of Auckland ... which are older than Pukekohe, but none which have made more rapid strides ...'.³³⁵ By the turn of the century, as connecting roads were constructed and the horticultural industry expanded, Pukekohe had become the service and retail centre for the Franklin area, being ideally situated in a central position and with the Main Trunk Line railway running through it.³³⁶

4.6.3 The Beginning of the New Century

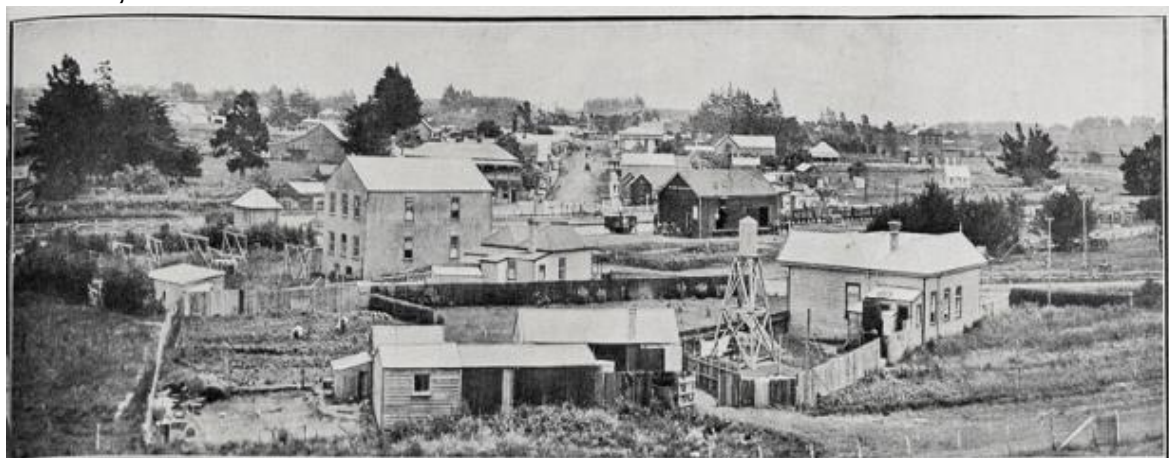
At the beginning of the twentieth century, Pukekohe saw a rapid increase in population, with 1622 residents in 1906 and 2279 in 1911 (East and West combined).³³⁷ In 1916 the population of Pukekohe Borough was 1545 – comparable figures were not available as the Borough had not existed at the previous census, but the increase was estimated as 395.³³⁸ In 1921 the population of the Borough was 1990.³³⁹

The number and sizes of businesses, and the range and diversity of goods and services, also increased. The 1902 *Cyclopedia of New Zealand* described Pukekohe as 'a flourishing farming district' with coach and rail communication.³⁴⁰ The businesses it noted had mostly been established for several years. Some, such as fruiterers Sarah Dilworth and Francis Stanley, and dressmakers Miss Roose and Mrs Rankin, were more recent arrivals, as were an additional wheelwright and boot maker.³⁴¹ The number of premises in King Street grew, often replacing houses or in-filling empty sections. More subdivision occurred, facilitating denser use of the land fronting the street and on the side streets. Most of the new buildings were made of brick or concrete; wooden buildings began to be replaced – notable exceptions of two

nineteenth century wooden buildings that still exist are Dell's saddlery and Dilworth's (later Sanderson's, Roulston's, Farmers' and Gill's) general store. Many of the new buildings were substantial in size and height, and the brick and plaster facades made the main street look more prosperous and less of a pioneer outpost.



Figure 90. Pukekohe Hotel in the early 1900s. George Grey Special Collections, Auckland Libraries, 4-RIC316'.



ONE OF AUCKLAND'S OLDEST SETTLEMENTS: PUKEKOHE TOWNSHIP ON THE MAIN TRUNK LINE BETWEEN AUCKLAND AND WELLINGTON, N.Z. ISLAND N.Z. E. J. Darby, Photo.

Figure 91. Pukekohe in 1909. Sir George Grey Special Collections, Auckland Libraries, AWNS-19090729-7-1. Auckland Weekly News 29 July, 1909.

4.6.3.1 Cooper and Curd

In 1904-1905, Conrad Cooper and Henry Curd formed their business, Franklin Carriage Works, as coach and carriage builders with premises at approximately 44 Edinburgh Street.³⁴² They also had an undertaking business. In August 1907 it was reported that, amongst the brisk building operations which were keeping all the builders busy, 'the erection of a large factory and forge for Messrs Cooper and Curd, coachbuilders', was being built by Faucett and Mee.³⁴³ By 1913 Cooper and Curd were selling motor vehicles. Architect John Routly called for tenders to build additions in brick to Cooper and Curd's coach factory in 1915.³⁴⁴ As the company expanded its business, it built large retail and workshop premises on the corner of

King and Edinburgh Streets, expanding along Edinburgh Street. A 1915 survey plan shows Cooper and Curd on the corner of Edinburgh Street with their building occupying the whole width of the King Street frontage (105 links, or 69 feet); next door to the west was a wooden shop with a corrugated iron workshop behind belonging to William S. Russell; next to the west is recorded the landing holding of E. Rankin (no buildings shown).³⁴⁵ Both Rankin's and part of Russell's frontages had picket fences – the street still had elements of a residential appearance. Mrs Rankin advertised as a milliner in 1894 and was listed as a dressmaker in 1910; she possibly worked from her home.³⁴⁶ Also see *Infrastructure* chapter.

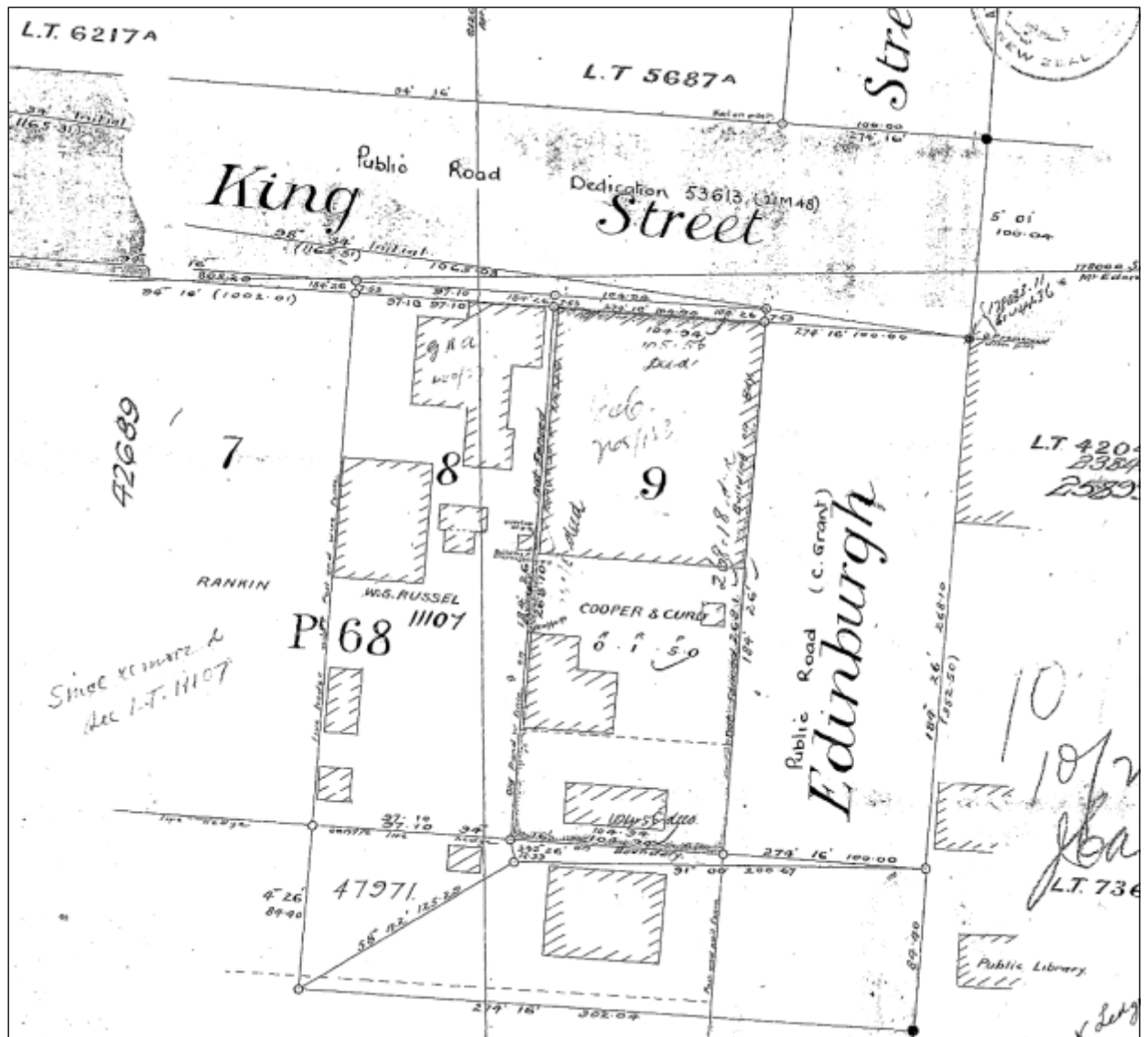


Figure 92. Part of plan DP 10797, surveyed in 1915 for Cooper and Curd.

The above map shows their premises [outlined with hatching] on the corner of King and Edinburgh Streets. Also shown are several buildings on the property of W.S. Russell to the west and the public library across the road on Edinburgh Street; Rankin is marked on Lot 7.

Cooper and Curd Building - then and now



Figure 93. Cooper and Curd building following extensions. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.¹⁹



Figure 94. Cooper and Curd building in the early 1950s. *A Business Census and Pictorial Review of Pukekohe*, 1951 no page numbers.



Figure 95. The Cooper & Curd building today. Photo: AC, 2014.

¹⁹ Cooper and Curd's building after extensions had been made. At far right is W.S. Russell Pukekohe Plumbing Works. Writing on highest point of front elevation reads 'FRANKLIN CARRIAGE & MOTOR FACTORY'. This inscription is no longer visible on the building today.

4.6.3.2 Other Premises

In 1907 the block on the west side of Edinburgh Street, from King Street north to Albert Street, was subdivided from the M. Tobin Estate.³⁴⁷ This formed several quarter-acre sections up to and along some of Albert Street, made six narrower sections out of five sections fronting King Street and also created part of Tobin Street. The subdivision facilitated the expansion of the business district north up Edinburgh Street. The sale of the lots at public auction was very successful, and nearly all the lots were bought by local residents.³⁴⁸

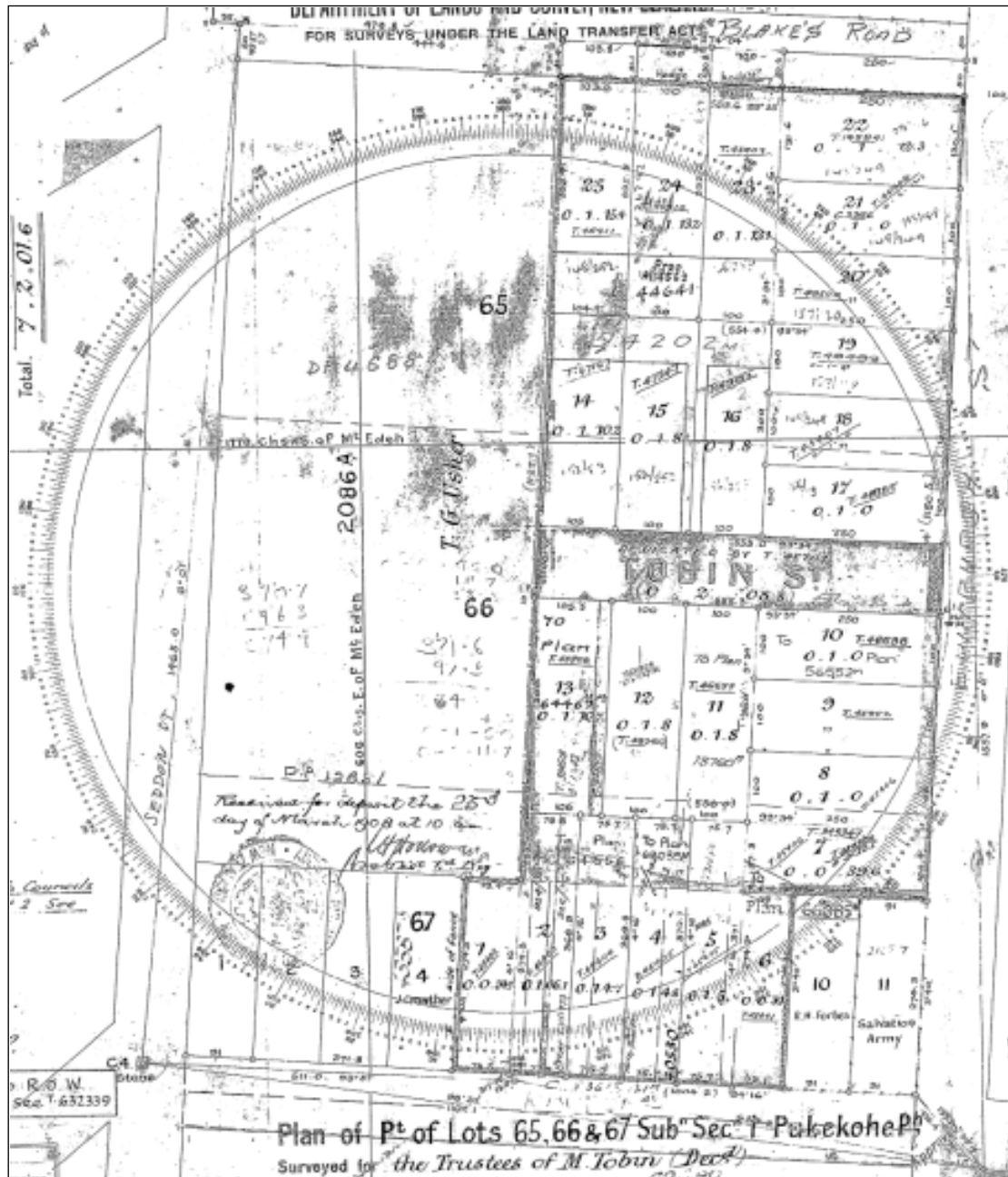


Figure 96. Part of DP 4216 drawn in 1907.

Part of DP 4216, drawn for the Trustees of M. Tobin in August 1907, shows the block from King Street to Albert Street [marked as Blake's Road, at top] subdivided into 25 new smaller lots (outlined by thicker line).

Another long-term business was established in the first decade of the twentieth century, that of Frank Perkins and Co. Universal Providers. Perkins shifted to Pukekohe in 1908, and having

purchased from 'Lee[s] and McGowan [McCowen] a general store on the corner of King and Queen Streets', he established his business.³⁴⁹ The business became very successful, well-positioned on the main corner into town from Waiuku and the south. Known as 'Perkins' Corner' it became 'a well-known meeting place for farmers, with its weighbridge, petrol, coal and carbonettes, bake house, grocery and drapery, farm supplies, hardware, seeds and grains, manures etc'.³⁵⁰ It is presumed that the wooden shop was originally that of Forbes prior to being owned by Lees and McCowen.



Figure 97. Main Street of Pukekohe in 1910. ATL: 1/2-001332-G.

In the above image, the general store and bakery of Frank Perkins & Co. is on the right, also a butcher's and stationers. At left is a house set back behind a picket fence, a series of small wooden shops including J. Crowther bootmaker, a baker, a chemist and the profile of Roulston's large building with its bay windows.

After the opening of the railway station in 1875, the post office, money order and savings bank was run from an office in the station building – this brought business to King Street, in addition to the shops that were being constructed. A two-storey post office building was erected in 1909; built of permanent materials and situated on the south-west corner of King and Roulston Streets, it created a major focal point in the town. This post office building was opened on 18 September, 1909 and demolished in 1976.³⁵¹ It was constructed of brick, plastered on the exterior, and had living quarters upstairs.³⁵² The former post office is also discussed in the *Governance* chapter, *public services and facilities* section.

The first taxi in Pukekohe was a Daimler, owned and driven by S. Mills in 1910.³⁵³ He may have been S.W. Mills, store owner, who was listed in the 1910 Directory.³⁵⁴ Other business listings in 1910 were four carpenters, two boarding-house keepers (Miss K. Noonan and Thomas Usher), two butchers, three blacksmiths, two wheelwrights, two saddlers, a dentist, grain merchant, plumber, vet surgeon, boot maker, surgeon, saddler, two land agents, two tailors, a photographer, hairdresser, jeweller, Franklin Printing Office (John Patterson), Perkins & Co. store, a dressmaker, sewing machine agent, William Roulston store and commission agent, Franklin Carriage factory (Cooper & Curd), a chemist, a carter and a baker.³⁵⁵

One of the first of the more-substantial buildings was that built by Robert Webster, saddler. R. F. Webster established his business in 1875 in Waiuku and then shifted to Pukekohe by 1879.³⁵⁶ Initially he had a two-storey house, possibly with a shop in front downstairs, on the north-east corner of the junction of Hall and King Streets. He owned two adjacent lots and in 1909 built a two-storey brick building.



Figure 98. Former Webster building, King Street. Auckland Museum neg. PH NEG B400. DU436.136 P97b env1. Beattie, William.

Webster's substantial two-storey building, built about 1909, on the north side of King Street with his house beside it on the corner of Hall Street. The house to the side may date from the mid-1870s (house no longer extant in this location).

A plan undertaken for William Roulston and David Roulston, as owners of the land, shows occupiers of the south side of King Street east of Edinburgh Street in 1911.³⁵⁷ The block between Edinburgh and Roulston Streets was divided into seven lots with occupiers (from west to east) notes as follows: none noted on the two westernmost sections, T.A. Adams & Son and T.G. Vangioni sharing Lot 7, W.G. Shotbolt, W. Roulston, D. Blake, Post Office. East of Hall Street are noted G. Weston, then Blake Bros. W. Roulston is noted as the occupier of the much larger final lot that included the hotel. Massey Avenue has been surveyed in, as has Roulston Lane; the latter provided access into Roulston's large lot. Joseph Adams was a butcher, Thomas Vangioni a chemist, Weston a baker, Blakes were wheelwrights and blacksmiths. These businessmen and tradesmen (and the post office) must have been leasing the land from the Roulstons.²⁰

The west end of town also saw developments in 1911. Thomas Kennelly subdivided a large parcel west of Seddon Street, north of West Street, into 27 parcels plus Harrington Avenue (see below).³⁵⁸ By 1913 James O'Connor had purchased the easternmost lot of those fronting West Street and built a substantial two-storey building with a shop at street level. By at least December 1913 the other lots on the east side of Harrington Avenue were also occupied separately.³⁵⁹ These were primarily residences, but a corrugated iron shop did exist besides O'Connor's Building in 1954.³⁶⁰

²⁰ This has not been confirmed by research of land files.

The railway station was shifted a few hundred metres further south in 1911, causing some worries that this would affect business, but by then King Street was sufficiently well-established for no ill-effects to be felt.

Improvements were also being undertaken on the street itself - a contract was offered for the remaining section of King Street to be kerbed and channelled and metal ordered in for the street.³⁶¹ The work was underway by May 1911, '...the main street had been cut and levelled right out to the Seddon Memorial at the cross roads. Workmen are now engaged putting on a good coating of blue metal, which work should be completed before winter sets in properly. A substantial kerb and channel has been laid in concrete ...'.³⁶² The article went on to say: 'A large handsome dining room is being completed near the station. A site has been cleared not far from the new post office, where a bank is about to be erected. Another bank is also to be built further up the main road.'³⁶³

Another report was more specific:

*A two-storey store, refreshment-room and dwelling are almost completed for Mrs McGovern, and a large billiard room, hairdressing saloon and dwelling has been erected for Mr F. Hamill. Mr D. Goodwin is building a block of shops in place of his old workshop. Large brick premises with dwelling combined are being built by the Bank of New Zealand. A new shop has been built for Mr T. Vangioni, chemist. Messrs Vaile and Sons will shortly be building on the site where their premises were recently burned down. Mr Dell will erect a shop on his section on the Tobin Estate, and also a dwelling facing Tobin Street.... The large paddock at the back of the post office is now being surveyed prior to being placed on the market....*³⁶⁴



Figure 99. King Street in 1913. Beattie, W. Auckland War Memorial Museum neg. B200.

View looking along King Street from east of Edinburgh Street. This image shows: on right - J. Adams [?] butcher's, W. Townson chemist, amongst others; and discernible on the left the premises of National Bank, Samuel Vaile and William Roulston.

In February 1912, it was reported:

*'The township of Pukekohe is making rapid progress. Now that the main road has been formed to its permanent level a better type of building is being erected, brick taking the place of wooden structures. At the corner opposite the new post office a fine two-storey brick building is approaching completion, which is being put up for the Bank of New Zealand. A little uneasiness is felt by some of the residents as to whether the removing of the station further along the line will tend to turn business from the main thoroughfare ...'*³⁶⁵

The architects L.C.A. Potter, John Routly, F.W. Mountjoy, Wade and Wade and Fred Souster were all kept busy during this decade. Some of the tenders for commercial buildings called were: in May 1913 for a brick building, in June 1913 for a two-storey brick building (the client may have been J. Patterson), in June 1914 for the erection of office premises, in October 1914 for the printing works and offices in brick for Franklin Post, King Street, and in January 1915 wooden shop premises.³⁶⁶

In April 1912, the architects Wade and Wade invited tenders for additions and alterations to the hotel.³⁶⁷ The hotel refurbishment included a new extension measuring 105 feet to King Street, new dining room, ladies waiting room, commercial room, kitchen and ten additional bedrooms that took the total to 28 bedrooms.³⁶⁸ Towards the end of 1912 the same architects were calling for tenders for the erection of a theatre, shops and offices.³⁶⁹

New businesses were opening, such as that of land agents Tylden and Spiers.³⁷⁰ John, Frank and Fred Duncan started their building business, Duncan Bros. in 1912; this was the year of the first issue of the Pukekohe and Waiuku Times as well.³⁷¹



Figure 100. King Street in c. 1912. FRA: II, Footprints 04641. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

King Street, Pukekohe, looking east from the corner of Seddon Street, c. 1912. The Seddon memorial lamp, unveiled in January 1907 to commemorate the late Prime Minister, Richard John Seddon, is prominent in the foreground. The house at left may have been Usher's boarding-house.

One of the landowners around the turn of the century was Thomas G. Usher. He owned more than two properties on King Street; he offered one of these for sale in 1913, 'a house of 9 rooms in King Street suitable for a doctor's residence or nurses home'.³⁷²

The south side of King Street continued to be further in-filled, such that by 1913 most, if not all, of the lots were occupied by business premises. The simpler wooden buildings were also being replaced by more substantial buildings in permanent materials. By 1913, King St was a mix of small single-storey wooden shops with verandahs over the footpath, two-storey wooden buildings, two-storied concrete or brick shops, and houses set back from the footpath, often with low white picket fences. Most of the business premises (other than the banks and post office) had verandahs over the footpath, supported by posts. The verandah edges and the parapets above the front wall carried the shop name and nature of the business.

Another 'substantial ornament to the structures in Pukekohe' was the erection of the brick Franklin County Council offices, nearing completion in February 1914.³⁷³ This building is discussed further under the *Governance* chapter.

In March 1914, the *New Zealand Herald* published an article under the banner 'Thriving inland town'.³⁷⁴ The article described the 'wonderful progress' that had been made, especially since Pukekohe had become a borough. Not only had the overall population increased, so had that of the school, necessitating additional classrooms; nine men were employed in the new post office building and eleven permanent staff at the railway station.³⁷⁵

In October 1914, it was reported that:

*Some ten building permits have been issued by the Pukekohe Borough Council in connection with new buildings at present in the course of erection, or just completed, within the borough. Of this number, no less than eight of the permits were for business premises in King Street, the main thoroughfare of the town, and the buildings include some substantial structures, which are being built in ferro-concrete.... Building ... has been brisk ... for the half year ending Sept 30, 35 permits, covering shops and dwellings, were issued....*³⁷⁶

In 1914, occupants of the block from Hall Street to the east, on the north side of King Street, were (from west to east): Webster on two lots, then Goodwin on two lots.³⁷⁷ Goodwin's buildings included a house and billiard saloon, with stables, a buggy shed, sheds and a workshop at the rear. Hawke was next to the east then the railway reserve (all buildings not shown).



Figure 101. King Street looking east in c. 1915. FRA: I, 5 / Footprints 04843. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

The Post Office and the Bank of New Zealand building can be seen on the far side of the road. At far left is the verandah for Vaile & Sons, land agents and further along W. Roulston's premises. W.G Shotbolt's is at far right, in their first wooden premises.

Advertisers in the 1917 edition of Bradbury's travel guide included:

- o H. Dell & Son, land agents
- o W.F. McClintock, art furniture manufacturer
- o Owen McLean, hatter, mercer, clothier, booter
- o W. Wright, 'the people's watchmaker and jeweller (Next F. Perkins & Co.)
- o 'The Bookery', toys, fancy goods, stationery, magazines and agents for two piano companies and the Alliance Assurance Co.
- o Robert Miller, expert tailor
- o William Wilson, Pukekohe Timber Yard
- o Frank Perkins & Co. Universal Providers, groceries, agricultural implements, seed, grain etc
- o Pukekohe Livery and Bait Stables 'Saddle horses and vehicles for hire' H. Barber proprietor
- o J.H. Blackwood plumber and gasfitter
- o C.A. Penny, coachbuilder, wheelwright and undertaker
- o Beatty and Marshall, family butchers
- o C.K. Lawrie, land and estate agent
- o Franklin Printing Works, 'est. 1892, John Patterson printer and stationer, importer of fancy goods, glass and chinaware etc'.³⁷⁸

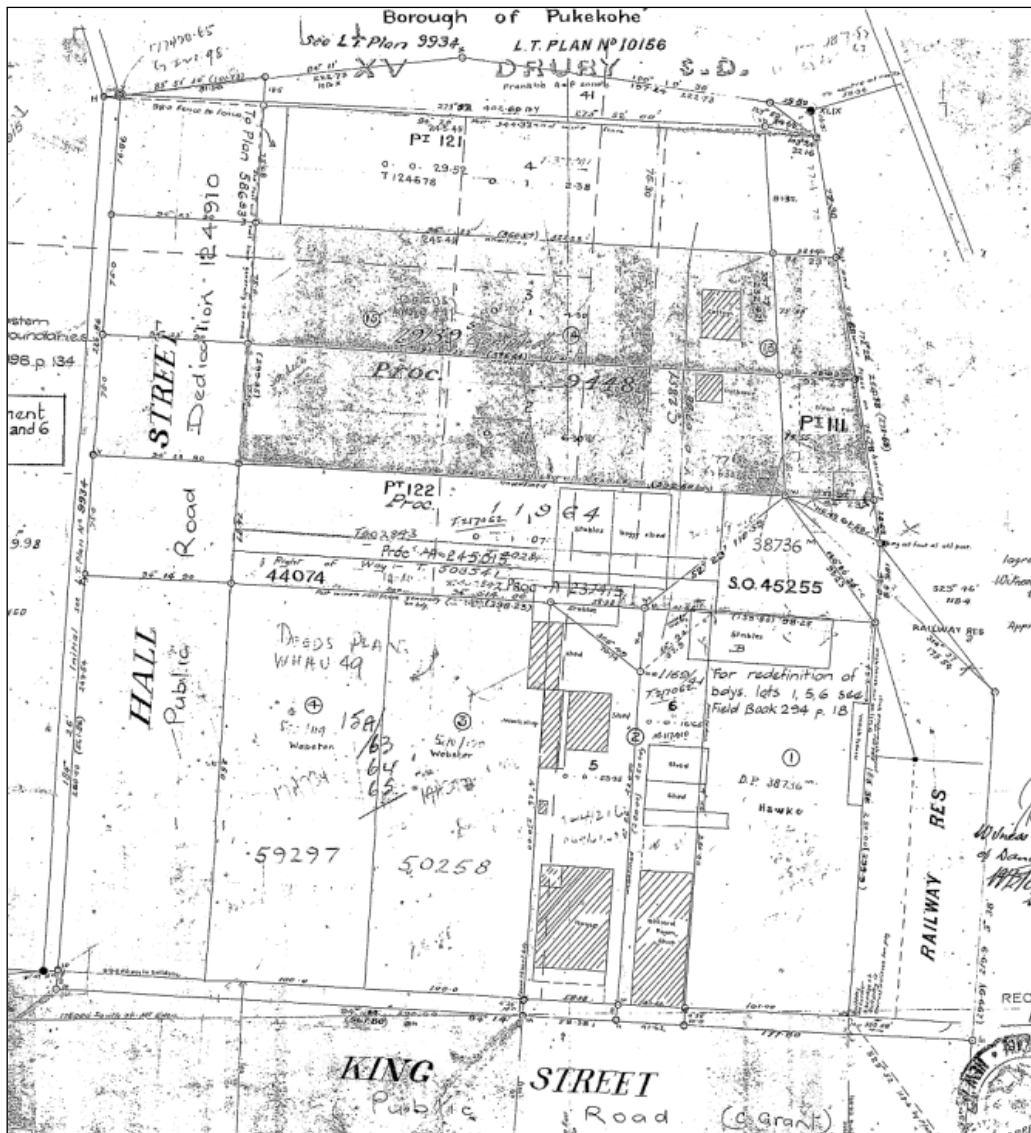


Figure 102. Part of DP 9823 drawn in 1914.

Drawn 1914 for D. Goodwin shows the block from Hall Street to the railway reserve, on the north side of King Street, as being divided into only four lots on the King Street frontage. Goodwin owned Lot 2 and Lots 13, 14, 15 to the north; and Hawke Lot 1 – Hawke's building is mentioned but not shown. Goodwin was having his lots subdivided such that Lot 2, which had a house on the western half and a billiard saloon and shop on the east, was divided in two. Other buildings shown are sheds, workshop and stables, with a right of way from Hall Street.

F. Perkins & Co.'s single-storey wooden shop was replaced in 1916 by a two-storey business premises in brick.³⁷⁹ The family, which included seven children, lived on the premises.³⁸⁰ The building is scheduled as a *Significant Historic Heritage Place* (UID# 01512). The Perkins & Co building has maintained significant local landmark and streetscape presence in the town centre, with its articulated ornamentation and particularly intact upper level, as well as its corner location.

FRANK PERKINS & CO., DIRECT IMPORTERS PUKEKOHE.

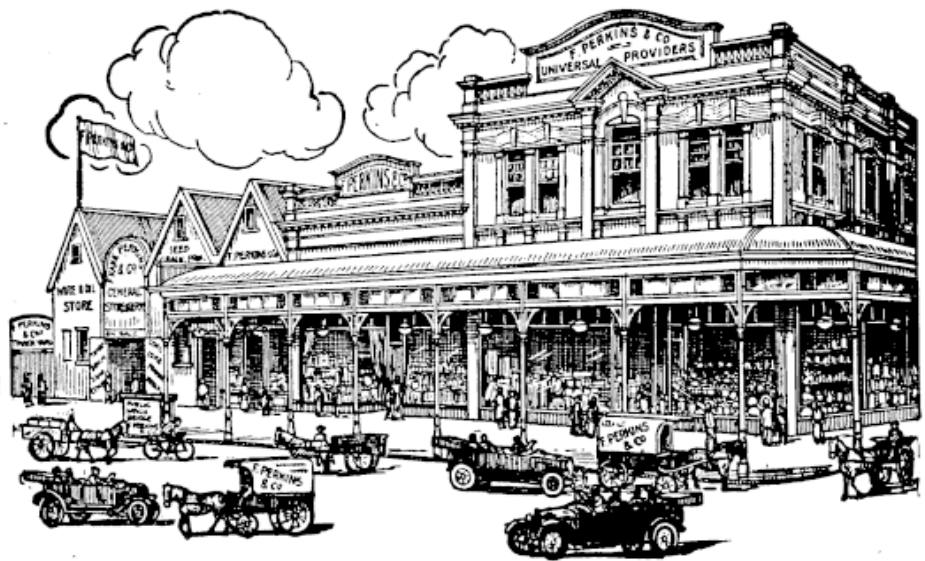
FULL RANGE
Latest Drapery direct
from England.

INSPECTION INVITED.

2s in the £ Discount.

High-class Boots and
Shoes.

NO IMPORTED SHODDY



FRANK PERKINS & CO., UNIVERSAL PROVIDERS. PUKEKOHE

Advertisement appearing in the *Pukekohe & Waiuku Times*: 20 June 1919.

Perkins & Co Building –Then and Now



Figure 103. Perkins building on south-east corner of King and Queen Street. n.d. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 104. The Perkins building today on south east corner of King and Queen Street. Photo: AC, November 2013.

The upper elevation appears much as it did in earlier image above.



Figure 105. King Street in 1917. FRA: I, 5 / Footprints 04841. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

The above image is looking west from near the railway line, shows a single-storey Legal Chambers at far right in a plastered brick building, with (from right to left) Speirs, Lorraine & Co. the Booker; a house; a small wooden shop W(?) Jones, 'prompt printer'; George Armstrong 'hairdresser, tobacconist, billiards 2 table in a two-storey wooden building; another house, W.T. Jones in Webster's building, and a smaller one-storey shop on the corner of Hall Street. Beyond the corner are six two-storey buildings^{21, 381}.

The auctioneers, land agents, produce merchants, coal and firewood dealers J.T. Stembridge formed a limited liability company at the end of 1919, naming it the Franklin Farmers Auctioneering Co.³⁸² The business was started six years earlier but had been so successful they needed to enlarge the premises. Bi-weekly sales were held, Tuesdays being for the sale of fruit, vegetables, furniture and sundries and Fridays for pigs, poultry, fruit and vegetables, 'the only mart between Hamilton and Westfield where pigs are specially catered for'. The auction rooms were in King Street, a two minute walk from the railway station.

Gallagher, Howe and Moore were established by 1919, undertaking motor repairs and cycle repairs, but Moore seems to have dropped out of the partnership soon after.³⁸³ Another new business in 1919 was Thorpe's Studio (photography).³⁸⁴

4.6.4 The 1920s-1940s (Inter War and World War II Period)

The building boom seen in the 1910s continued into the 1920s, with much construction in King Street of offices and business premises in permanent materials, replacing the wooden shops and houses. Some of these buildings could accommodate more than one tenant, making the occupancy rate more intensive, ultimately adding to the prosperity of the town.

The Farmers Union Trading Co. had decided in 1917 to open a produce store in Pukekohe, but it was three years before the company took ownership of William Roulston's 'very extensive general store' on the Hall Street-King Street corner.³⁸⁵ A gathering of about 60 businessmen gathered at the Pukekohe Hotel to present William Roulston with an illuminated address in recognition of his retirement from the store's ownership.³⁸⁶ On 14 July, 1920 Roulston conveyed ownership of the site with its two-storey building, to the Farmers and the Farmers store opened.³⁸⁷ From then on, Farmers kept a major presence in the main street.

²¹ N.B. the photo pre-dates 1917.

In 1921 at least one business was established further away from the main street in Tobin Street, that of Hart & Brown, 'carriers & contractors and firewood merchants'.³⁸⁸ They were not the only carriers at that time. The area around West Street was also seeing development; by 1923 the Odd Fellows Hall existed on the west side of Harrington Avenue and a plumber's shop on the south side of West Street.³⁸⁹ H. Dell, saddler, continued to occupy the corner shop and a 1924 survey for the estate of the late D. Goodwin showed a house adjacent on West Street occupied by Rooney and beside that a large iron shed occupied by Blandford, builder.³⁹⁰ Further along West Street, W. Hunt, plumber, had a house and an iron shop and workroom. The Pukekohe Motor Garage (proprietor H. Wild) occupied the O'Connor Building close to the corner of West Street. The era of the motor vehicle had arrived, evidenced by at least three motor garages and a tyre specialist by the early 1920s. (Also see *Infrastructure* chapter).

In December 1921, architect John Routly called for tenders to build a two-storey brick premises in King Street for W.F. McClintock, 22x42 feet; McClintock's Building remains on the north side of King Street adjacent to the later Lodges Building on the north-east corner of Edinburgh Street, built 1925.³⁹¹ In May 1933, Mrs McClintock owned the corner sections and the land to the north, and was having it subdivided into small parcels.³⁹² As with a number of townscapes of historical interest, the ground level development has been significantly physically compromised however, the upper elevation remains well read, consisting of three symmetrically placed double hung sash windows, with the two outer windows featuring an arched detailing with a keystone in the centre above the window, the central window is framed by a triangular pediment. Each of the three sets of windows are matching and consist of three small upper panes with three larger panes beneath. The building is reinforced by the neighbouring Lodges building.

A 1922 article describing the progress of Pukekohe reported it was a 'well-equipped town' whose appearance:

*Conveys to the visitor an impression of progress and prosperity, its streets being macadamised, electrically lighted, and clean. There are many very fine brick buildings, and every line of business is well represented. King Street is the main street, running at right angles to the railway line, and is lined on either side by business premises for over a quarter of a mile.... The town boasts a number of fine brick Government buildings, including a large two-storey post office, one of the most up-to-date county offices in New Zealand and a newly-completed courthouse.*³⁹³

By 1922, the population of Pukekohe had reached 2000.³⁹⁴ Building activity in 1922 included the two-storey, concrete, brick and plaster building known as Central Building that replaced Webster's house on the north-east corner of Hall and King Streets.³⁹⁵ Architect John Routly was busy designing business premises, advertising for tenders for the construction of a brick garage for Cooper and Curd and 'premises in brick for Messrs Gallagher and Howe' – this may be what is now known as Sunshine House.³⁹⁶ In June 1923, Gallagher and Howe announced the dissolution of their partnership.³⁹⁷ At that time they had buildings on two lots of the railway reserve, held under leases, facing onto King Street – on one lot was a set of wooden shops, on the other was a brick shop with offices and a benzine store behind, a large wooden garage and a four-roomed dwelling. Their taxi business included three five-seater Oakland touring cars and a 'new 18-seater Republic char-a-banc'. (Some of these buildings are possibly the house and brick building still existing in 1950, owned by Talijancich, now 200-206 King Street.)³⁹⁸ See chapter three: *Infrastructure, Transportation* section for further discussion in relation to the development of the motor industry.

In February 1923 this 'progressive town' in the centre of a large district was:

A compact collection of modern business premises and a spreading suburban area of residences.... Few inland towns in the Auckland Province afford a better home to the farmer or tradesman. ... the town has succeeded in attracting to it a diverse range of businesses, which occupy a long line of shops and offices in the main street and overflow into the branch roads. Many of these premises are of recent erection, and are stamped with the modern architectural appearance and interior appointments of metropolitan buildings.... On Fridays, the late shopping night, are thronged with purchasers from miles around.... An interesting innovation is the establishment of a ladies' rest room'.³⁹⁹

One building from 1923 that still remains as part of the streetscape was the large building for Beatty and Marshall (Scheduled UID# 1523). This building housed Massey's Department Store that covered both floors of the building from approximately 1930 through into the later part of the 1960s. It was at the time Pukekohe's finest Fashion Store.

Architect (and mayor) John Routly called for tenders to build two brick shops in February 1924 – their location was not specified but as the plans could be viewed at the offices of David Roulston, he may therefore have been the developer.⁴⁰⁰

The Shotbolt building was constructed in 1924 and later demolished in the mid-1980s. The caption in the Franklin Courier associated with this image reads:

"Making way for the new. Shotbolts building in King Street, Pukekohe, was just the most modern and elegant edifice when it was built in 1924, far surpassing the wooden building which had borne the same name for a good number of years one block to the east. However, this two storey concrete building is to be demolished, together with the brick garages behind it to make way for a new single storey building housing two shops".⁴⁰¹

A.C. Gill, Men's and Boys' outfitter advertised in August 1924 that they had shifted to 'more commodious premises, opposite Pukekohe Post Office'.⁴⁰² These premises were the two-storey wooden building previously occupied by Farmers Union (and Roulston before them). 150 King Street remains in a somewhat altered form today. Men seem to have been spoilt for choice at that time, as another men's clothing shop, Clarke Bros., also advertised they had a new establishment ('late Todd') and Johnson, Outfitter, in King Street advertised suits for men and boys.⁴⁰³

Beatty and Marshall Building- then and now



Figure 106. Beatty and Marshalls building, 30 December, 1953. Footprints 03971. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

Beatty and Marshalls building, 30 December 1953. Decorated for festivities of Queen Elizabeth II and the Duke of Edinburgh making a brief stopover in Pukekohe during their first royal tour of New Zealand.



Figure 107. Beatty and Marshalls Building today, King Street. Photo: AC, January 2014.

The Farmers erected their substantial two-storey large store plastered brick building on the north side of King Street by November 1927, a few doors to the west of the wooden corner shop. With 37 staff, the Pukekohe branch of Farmers was one of the largest in the chain.⁴⁰⁴ In 1931 the Pukekohe Farmers opened a second store, a cash-and-carry that could offer cheaper prices as there were no accounts or delivery charges; it was the first of the Farmers 'duplicate' stores.⁴⁰⁵ The external front elevation of the building remains today.

Howe and Weston Limited was established in May 1926, taking over the premises formerly occupied by Piggott Motors.⁴⁰⁶ Another service station in King Street was Kane's, next door to the Farmers (see photograph above).

The wooden Salvation Army hall on the corner of King and Edinburgh Streets is shown on a 1927 plan surveyed when the Salvation Army planned to subdivide the site – the Edinburgh Street frontage was divided into three lots.⁴⁰⁷ The Union Bank bought the property and the hall was shifted to the corner of Tobin and Edinburgh Streets.⁴⁰⁸ ²²With the Lodges Building (1927) on the north-east corner of Edinburgh and King Streets, the Union Bank, and Cooper and Curd on the south-west corner, there were three imposing buildings occupying the corners of this intersection.

In 1928 a building was under construction next to the post office, on property owned by G&S Bowden.⁴⁰⁹ This became the Bookery, which previously operated out of a shop further east on King Street.

The two-storey Franklin Power Board building, erected in 1928 on the north side of King Street, also added to the more substantial streetscape with its classical facade. Tenders for its construction were called by architect John Routly in October 1927.⁴¹⁰ The building had offices upstairs and an electrical appliance showroom downstairs; the Board was the first institution to trade in electrical appliances.⁴¹¹

After New Zealand Breweries Limited took over the hotel in 1937, they built a new wing in concrete, completed in 1938.⁴¹² The new wing had accommodation above and shops below.

A 1939-1940 aerial photograph clearly shows that the business area was still concentrated on King Street. On Queen and Seddon Streets, apart from the King Street corners, there are only residences and churches plus the bake house building; West Street has a few business premises. For the first block north of King Street, Edinburgh Street has a few premises that may be workshops and one possible shop is under construction (or getting a new roof) but northern Edinburgh Street is still primarily residential. Edinburgh Street south of King Street is similar but has the large premises of Cooper and Curd. Hall and Roulston Streets are similarly devoid of business premises beyond the lots adjacent to the King Street corners. There appear to be few, if any, houses on King Street although there are some at the rear of shops, and King Street is much more densely occupied with business premises. Manukau Road shows the first signs of more intensive development – the road was prone to flooding which limited its appeal.

²² The Union Bank of Australia merged with the Bank of Australasia in 1951 to become the ANZ.



Figure 108. East end of King Street in the 1930s. Auckland Museum collection # 208.

A 1930s view of the east end of King Street, showing Mrs McGovern's boarding house and another unidentified two-storey building that may have been part of her establishment.



Figure 109. Pukekohe Post Office and Bookery in 1936. FRA: I, 5 / Footprints 03141. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.²³

The 1941 directory gives an indication of the increasing number and diversity of businesses in Pukekohe as a whole, but street addresses are not given. Most of the businesses are similar to previous listings, but there are more of each type. The needs of the farming and market gardening industries is seen in the increase in number of farm equipment dealers, agents for

²³ 'The King is dead - long live the King': Pukekohe citizens gather outside the Pukekohe Post Office at 11.00 am on 23 January, 1936 to hear the mayor, Mr C.K. Lawrie, reading the proclamation of the accession of Edward VIII to the throne. Next door are The Bookery and John Knowles, merchant. Thorpe Studio, Pukekohe.

machinery and several radio or wireless dealers.⁴¹³ The New Zealand Loan & Mercantile Agency continued to have offices in the town (also listed in 1932). Several people list their occupations as 'assistant' indicating that individual businesses have expanded sufficiently to employ staff and are not necessarily owner-operated.

By 1944, the land along Manukau Road and at the east end of Harris Street had begun to be subdivided, a continuous process over the next few decades.⁴¹⁴

During World War II, when there were several New Zealand and United States Army camps in and around Pukekohe, many businesses thrived with the additional population – fish shops with restaurants, dry cleaners and the hotel amongst them – and two couples opened a hamburger bar.⁴¹⁵ (See *Governance* chapter, *Defence* section for further details on World War II military camps).

By 1947, there were over 125 businesses or residences along King Street up to the Massey Avenue intersection, listed as users of electricity by the FEPB, the number being fairly similar in each block.⁴¹⁶ However there were still very few in the streets running north-south. 'Edkins bakehouse' is shown on the east side of Queen Street. Stan Andrew Ltd, motor dealers, occupied two prominent corner sites at the Roulston Street-Massey Avenue intersection, noted on the plan and visible on a 1946 aerial photograph. They were amongst the first businesses to be established on Massey Avenue. There were nine FEPB customers on the west side of Manukau Road in the block between Harris Street and Massey Avenue, including the courthouse, police station and police residence, and Franklin Tyre Service and Lockyer Motors. On the east side of the first block of Manukau Road on the 1947 FEPB plan were premises belonging to Farmers, Turners, T. Patterson and Alfred. Buckland. Valder is marked on the south side of Harris Street, probably the site of his timber yard.²⁴

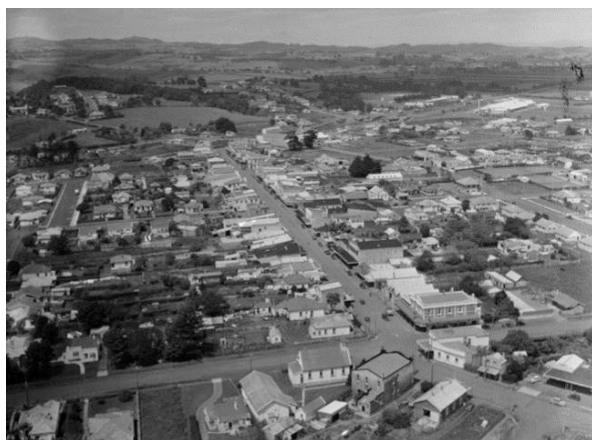


Figure 110. Oblique view of King Street and intersection of West and Seddon Streets, 1946. Whites Aviation WA-04322-F.



Figure 111. Aerial photograph of King Street in 1946. ATL WA-04544-F.

²⁴ John Bostock Valder came to Pukekohe in the 1930s from Ellis & Bernard in the King Country. He began the first sawmill in Pukekohe on the FEPB site on the corner of Harris and Manukau Roads. George Valder, his son, took over after World War II in 1946. The operation closed in 1955 and the site returned to the FEPB. (The lease was finished). Source: Franklin Historical Society/Franklin Heritage Forum review comments.



Figure 112. King Street, taken from intersection with Roulston Street. 1983, South Auckland Research Centre, FRA: I, 5 / Footprints 04860 (cropped).

The premises as marked on the FEPB plan can be correlated to some extent with the buildings visible in the two 1946 aerial photographs reproduced below. A motor dealer's premises with a drive-through petrol pumps area, visible on the corner of Massey Avenue and Manukau Road, is marked as Stevenson's on the FEPB plan; these premises were occupied by Howe and Weston in 1951.²⁵

4.6.5 The Later Twentieth-Century

Development slowed immediately after World War II, but from the late 1940s progress continued and the retail, commercial and light industrial areas expanded and intensified. King Street continued to see further subdivision. In one instance, on the southern side of King Street between Edinburgh Street and Roulston Street, the seven lots created by the Deed Whau 55 survey were made into nine lots, with service lanes as well. One lot was subdivided in 1951 (DP 41016); at that time it had a brick building and a much narrower 'old brick building'; the survey was essentially legitimising this dual occupation. Next door to the west in 1951 was an 'old iron building'. As more businesses were established, land in the Manukau Road, Harris Street and Massey Avenue area were taken up, as well as some development to the east of the railway line.

The Stembridge family continued to expand their business, with a transport and carrier business being in operation by the 1930s.⁴¹⁷ By the 1950s (or earlier) their premises were in Edinburgh Street near the Union Bank.⁴¹⁸ By 1958-1959 there were 17 carrying or transport firms, based in West, Ward, Victoria and Seddon Streets as well as Manukau Road and Totara Place and Carlton Road (on the east side of the railway line).⁴¹⁹ By the time of the royal tour in December 1953, a few businesses had spread beyond the King Street area and east over the railway line as well as into Manukau Road and Massey Avenue.

Businesses advertising in Bradbury 1950 and 1951 included the Franklin Tractor Service, operating in Massey Avenue by 1951.⁴²⁰ Further changes were made to the hotel in the early 1950s, mostly to the interior layout of bars and facilities.⁴²¹ By 1962 the hotel was considered to be 'a comfortable up-to-date hotel, which can accommodate 29 people'.⁴²² The hotel's new footprint followed the bend in King Street.

In a 1955 aerial a large section on the north-east corner of King and Seddon Streets is seen to have been cleared of buildings. The ASB was built there soon after. A house still stood behind the tall narrow brick building adjacent (Wharfe's). Side streets were still residential to within one or two lots of King Street on its north side, with a few more retail buildings on the south

²⁵ *Pukekohe 100 progressive years* p.10 states they moved into these premises in 1951, but it may have been earlier.

Street (marked as O'Hara and McCrae on the FEPB map) north of the fire station. The large brick building of A.B. Donald Ltd (Produce Markets), 'island traders, general merchants, auctioneers, fruit, grain and produce merchants' has been built on the corner of Graham Street and Massey Avenue.



Figure 114. Aerial photograph of central Pukekohe, 1959. FRA: I, 5, Footprints 03142. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

This shot is taken from near the intersection of West Street and Seddon Street, looking down King Street towards the railway line. The large white building to the centre right is the newly opened Pukekohe War Memorial Town Hall. The new ASB bank building is visible in foreground.

By 1959, the block bounded by King, Edinburgh, Massey and Roulston Streets is almost entirely occupied by business premises including shops, offices and workshops and also the fire station; a few houses remained in Edinburgh Street. On the east side of Roulston Street another large office block had been built adjacent to one visible in the 1955 aerial photograph. Even in 1961 there were still old houses in behind the shops e.g. two are shown on a survey plan on the north side of King Street east of Hall Street.⁴²³

By the time of the Golden Jubilee of Pukekohe Borough, 1962, it was recognised that Pukekohe's shopping facilities served 'a much greater population than that contained in the Borough itself'.⁴²⁴ Pukekohe offered a wider range of shops, products and facilities than those of the other towns in Franklin and improved roads and a higher rate of family car ownership made Pukekohe's retail facilities attractive. The business and retail areas, as well as light industry, had seen rapid expansion in the previous few years.⁴²⁵ New styles of shopping were introduced in Pukekohe as elsewhere in the country: Earl's Supermarket was built and opened at the west end of King Street, next to the Perkins' building.⁴²⁶

In 1965 the population was approximately 7000. 'With 145 shops (112 in King Street alone), Pukekohe has a shop for every 48 persons resident in the borough ... Pukekohe is the geographic and commercial centre of prosperous Franklin County'.⁴²⁷

The development of the ring road (Tobin Street, Stadium Drive, Massey Avenue and Wesley Street) during the 1970s and 1980s has both defined the town centre and emphasised the King Street precinct and provided 'a framework for larger scale commercial use, retail and civic use that could otherwise not be accommodated in the Pukekohe Town Centre in a coherent way'.⁴²⁸

In the last 30 or more years, a much greater variety of retailers and products have been provided in Pukekohe, as the diversity of products available nationwide increased and public demand and expectations increased. National chains or franchises have retail premises either in the main street or adjacent blocks, the Pukekohe Plaza on Wesley Street or in the mall and large Mega Centre on Manukau Road. Supermarkets in Harris Street and Tobin Street have provided grocery and hardware shopping outside the centre. With greater reliance on motor vehicles for transport, large car parking areas have been developed as part of the new shopping areas. Pukekohe has faced competition with larger retail centres in Manukau and Auckland, but still continues to serve the immediate area.

In more recent years, during the late eighties and nineties, the town centre was lined with cherry blossoms, as illustrated in the image below. In approximately 2000, the line of cherry blossom trees was removed from King Street by the council. The action came with mixed feelings from the community at the time.



Figure 115. King Street as it appeared in 1995, lined with cheery blossom trees in bloom. South Auckland Research Centre, Courier collection, box 52/26. Footprints 03448.

4.6.6 Present Urban Structure and Character

Throughout the past 150 years, the Pukekohe town centre has remained as the principal retail centre for the district. The development present on and in the vicinity of King Street from the 1870s and 1880s is now but a memory. This was replaced or engulfed within larger and more commercially orientated buildings into the next century, with a movement away from solely timber buildings, with dwellings associated with commercial premises, into the application of brick and render. The buildings of historical interest remaining today are from the second iteration in the history of King Street, with several from the 1910-1930s period. The development of Pukekohe and King Street tells the story of the social and economic centre of the surrounding agricultural area which has experienced progressive growth and change.

As is the case in a number of traditional town centres, the Pukekohe town centre has a diverse and eclectic range of styles, but together they hold some collective relevance as a grouping. An historic character can be derived from some or all of the following elements being

consistent or complementary with one another (but not necessarily limited to) form, massing, location and orientation, design, detailing and materials.

In the case of Pukekohe, the buildings on the main street are of similar plot widths, reasonably narrow, small sites (with some variance), are limited to one or two storeys and are built directly up to the street edge. There are frontages uninterrupted by vehicle crossings. There is a consistency of these traditional buildings having parapet detailing, often setting out the name of the building and/or the date of construction or business establishment date. In some cases, the buildings have more elaborate front facades with much more utilitarian structures to the side and rear. The majority of buildings have continuous verandah cover. Due to the very close relationship between the buildings the vast majority are party walled, and therefore very little of the side elevations are visible, in particular from the street front. Another similar trait is the continuous suspended verandahs with fascia sign panels running along the main street frontages. The fenestration and string courses/building lines on a number of the buildings also create a consistent vertical and horizontal emphasis to the facades.

There are a few examples of traditional recessed ground level entrances with framed picture windows with stain glass window panes. Other such features may include angled entries, leaded glass transoms and terrazzo bases. However, as is the case with the vast majority of traditional town centres, the ground level shop frontages have been progressively modernised considerably more so than the upper levels (where an upper level is present). Some of the inner upper sides of the front verandahs have pressed metal detailing, again a feature from early twentieth century design. This is the exception rather than the typical ground level frontage as a significant number have been highly altered.

The architectural style of buildings also varies; the less visually prominent buildings are influenced by the Stripped Classical style, popular during the Inter War period (1919-1938). This style incorporates design elements and decorative details reminiscent of Classical architectural styles, however applying a much more constrained and simplified product.

Examples of Free Classical design attributes are apparent in a number of the 1910-1920s buildings in the town centre, such as the Perkins and Co building, Beatty and Marshalls and McClintock's building.

There are some examples of unsympathetic buildings and alterations which detract from the character of the street as a whole. However, the buildings from the 1910-1930s era have some presence within the town centre, with several acting as keynote buildings and a few others as contributors, reinforcing the traditional form of the town centre.



Figure 116. Left- Traditional shop frontage on upper King Street. Photo: AC, January 2014. Right: Pressed metal detailing on verandah, King Street. Photo: AC, October, 2013.

The town centre is also interlaced with some Post War development. The vast majority of which is in keeping with the grain of the earlier development in terms of building heights and placement on the sites, however only a limited number (such as the former corner ASB bank from the early 1960s) directly contribute to the historic character of the town centre.

The layout of the roads in and around the town centre has changed over time. The ring road around the town centre was conceived in the 1960s and constructed in the 1970s and 1980s.⁴²⁹ The street pattern of the town centre is differentiated within the ring road from the balance of the Pukekohe urban area.

As an area continuously heavily occupied from the 1870- 1880s through to today, the Pukekohe town centre has the potential for archaeological significance which may be uncovered during site redevelopments or alterations involving ground disturbance.

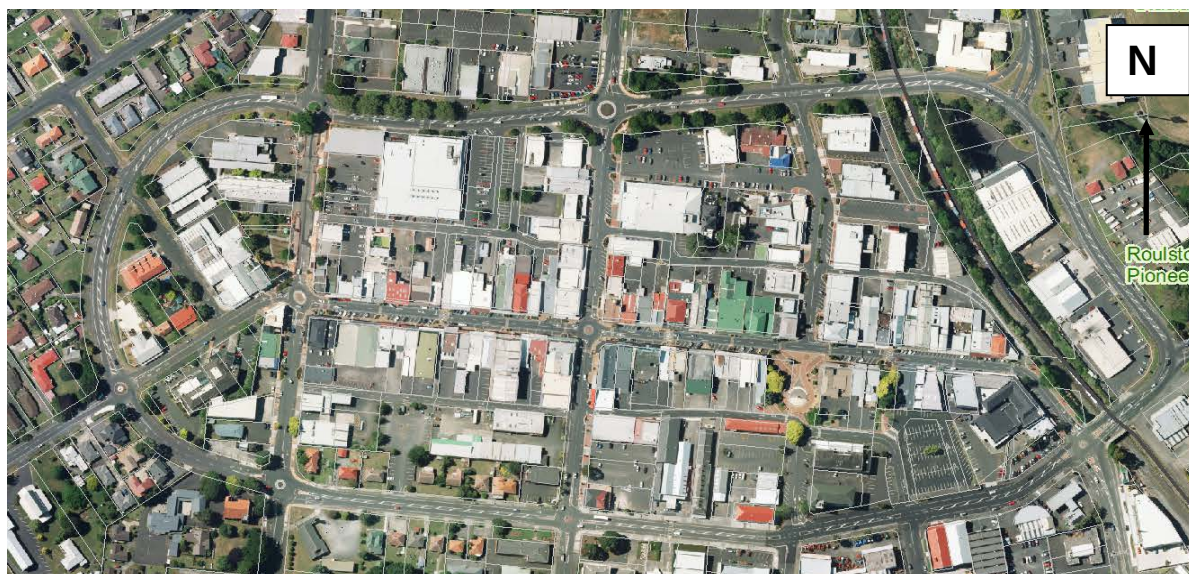


Figure 117. Ring route making up the town centre, with King Street as the spine. Auckland Council GIS Viewer, 2010.

4.6.6.1 Manukau Road

More recently, a secondary commercial hub has developed in the south-east of the town along Manukau Road, alongside more industrial uses. The character significantly juxtaposes with the town centre. The contemporary 'big box retail' philosophy is broadly characterised by:

- A limited direct building and user relationship with the streetscape/roadscape
- large building footprints and envelopes
- generally limited to one storey (but sometimes two, with little outward design differentiation between the two levels)
- concrete floor slabs
- limited ornamentation and detail in building design and materials
- limited pedestrian mobility and user experience
- large signage
- concentration of car parking facilities purposefully designed within the complex.

The above characteristics generally all differ from the character and user experience of King Street, which applies a 'traditional town centre' approach.

4.6.6.2 Outlying Commercial Settlements

Smaller commercial premises were situated in the outlying areas around Pukekohe, on a very small scale in Paerata and a small agglomeration in Buckland. A number of the stores and homes from Buckland's past no longer remain. However, there are still some reminders evident today.

4.6.6.3 Buckland Commercial Development

The first store in Buckland was established by Mr Barker on the main road (Buckland Road), next to the Methodist Church (former) known as Millington Store. An earlier building with house and store still remains and carries out a local convenience store use at present. The Farmers Trading Union on Buckland Road was also present in the past.

A sketched map from the 1930s illustrates the former commercial premises once in the small settlement. J. Danes ran a black smith, coach building and wheel wright business and had a cottage to the rear. This building no longer remains today, replaced by a residence in the vicinity. A butcher and saddler stores was present on the corner of George Crescent and Buckland Road, now replaced by two residences. On the other side of the railway tracks, was the Buckland Post Office, Harrisons Store, (known in the 1920s as the John Millican Buckland Store) and Allen's Seed Store. A Shell petrol pump was also present as part of this complex in the 1920s. The Buckland Hall was situated next to these premises. The Buckland Tennis Club was situated to the rear of the post office and the Allen's residence. (See *Ways of Life* chapter, *Community Organisations and Facilities* and *Sports and Recreation* sections)

A swimming hole is notated as being behind the school and dairy factory in the 1930s. Arthur Steele's Council horses and Grader is situated on the school side of the stream, next to the schools horse paddock.

Based on this sketch, the road alignment of Buckland was different at that time than it is today. The road to Pukekohe verged near the former station masters residence and again at the Rountree's residence. Today, the road alignment is reconfigured.

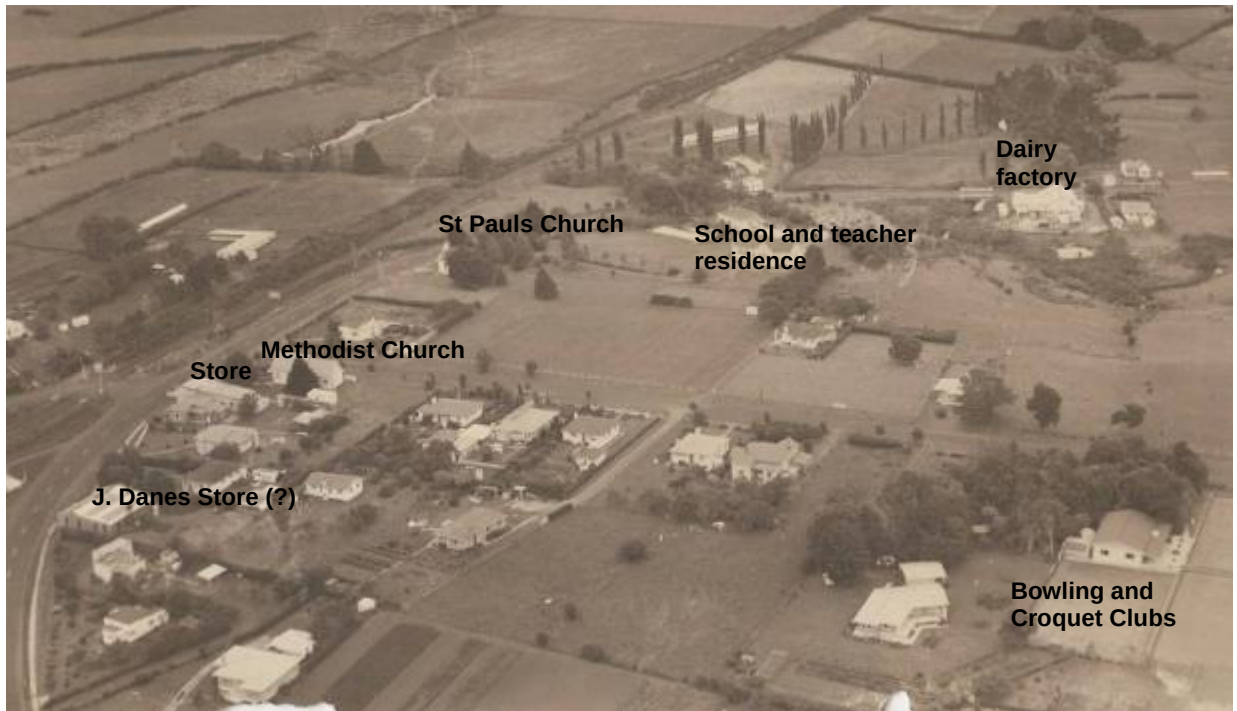


Figure 118. Keynote buildings of potential historical interest in Buckland. n.d. Source of image unverified.

The settlement of Buckland, illustrating the settlement prior to substantial infill and successive development. The Buckland Methodist Church (former) , general store (former), dairy factory (former) and bowling club remain today, as do some of the earlier residences.

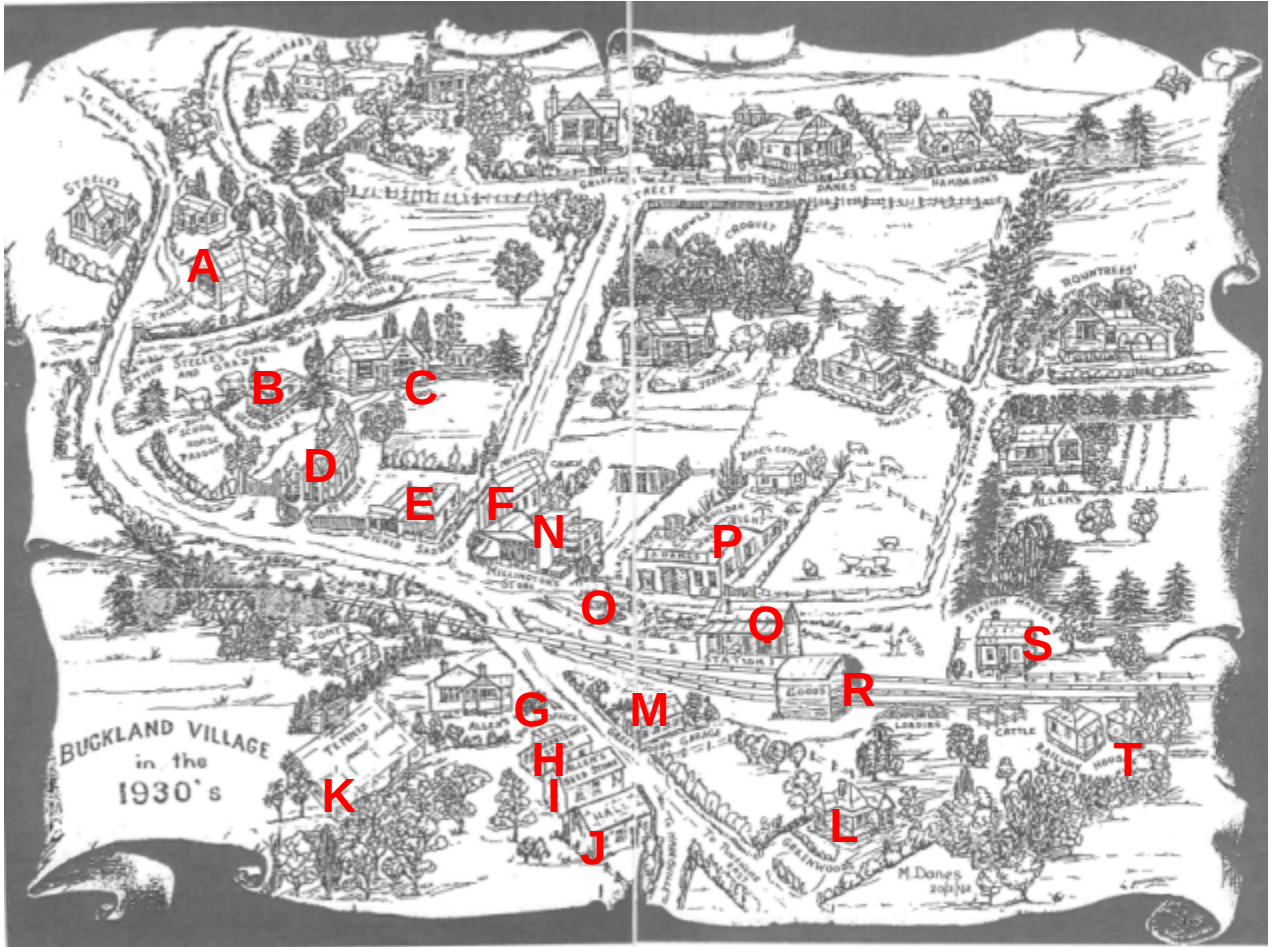


Figure 119. Key commercial and civic places in Buckland Village in the 1930s. Danes, M 1992.

The list below sets out the key commercial and civic places at this time. Where not annotated it appears to no longer be extant in the vicinity of the locations set out in the above drawing.

- A - Dairy factory (**building still present**)
- B- Headmaster's residence
- C- Buckland School (replaced with modern complex on wider site)
- D- St Paul's Anglican Church (**building still present**)
- E- Butcher and Saddler stores
- F – Buckland Methodist Church (**building still present**)
- G- Post office
- H- Harrison's Store
- I –Allen's Seed Store
- J- Buckland Hall (**replaced by more recent building in same approximate location**)
- K- Tennis court
- L - Greenwood's residence (**building still present**)
- M- Greenwood's motor garage outbuilding (**building still present**)
- N- Millington's Store (**building still present**)
- O- Buckland War memorial (**structure still present**)
- P- J. Danes- Blacksmith, coachbuilder and wheelwright
- Q- Train station
- R- Goods shed
- S- Station masters residence

- T- Railway worker residences (*one may still be present at 530 Buckland Road but has not been confirmed. However, this residence appears somewhat altered).

4.6.6.4 Paerata Commercial Development

Paerata is a small village with a somewhat dispersed character, given the distance between the three principal amenities: its school, community hall and general store. With the increased population into the 1920s other services also began to appear. Mr and Mrs Barrett established the first store at Paerata in their railway house. Later a purpose built store was erected. In 1924, a Mr Messent set up business in a tin shed.⁴³⁰ (It has not been established if this building is extant or not through this survey). Today the local convenience store, which also accommodates a postal service, is located on the main road, but is of limited physical historic heritage interest.

4.6.6.5 Puni Commercial Development

Puni had a General Store for a number of years in its early days of settlement, supplying the needs of the district. In 1937 the building was destroyed by fire⁴³¹ and does not appear to have been replaced. As a small rural settlement it did not have any significant number of commercial buildings, both historically or into today. The settlement has historically had a hall, and in its very early days a church, but little in the way of a specific commercial centre.

5 CHAPTER FIVE: WORK

This theme explores the history of work in Pukekohe from early European settlement in the mid-nineteenth century through to the present day. As a result of Pukekohe's fertile volcanic soil and mild climate, market gardening has been the dominant form of agricultural work and economic revenue, followed by the dairy industry. Pukekohe is now, and has historically been, the principal town in the Franklin District and a major service centre for the district's market gardening industry, which produces one-third of New Zealand's fresh vegetables.⁴³² Pukekohe is renowned throughout New Zealand for producing potatoes and onions.

As a largely rural community, rural activities form the backbone of the *Work* theme. Other historically notable industries in Pukekohe include dairy and sheep farming, the manufacture of butter and milk powder; vegetable processing; the short but memorable ostrich farming industry, the making of concrete products, farm implements, and joinery; and precision engineering.⁴³³

As has been the case with many settlements, processing industries were an important part of the economy prior to much larger scale technologies. Extractive industries such as mining and gum extraction do not feature as significant early industries for the Pukekohe settlement, nor do industries such as brickworks. However, a few of the mills are touched upon in this section. Due to overlap with the *Building the Place* theme, this theme focuses on the rural work history of Pukekohe. The *Work* theme also inter-relates to the theme of *Land and People*.

5.1 Agriculture

5.1.1 Market Gardening (1860s-1908)

With the clearing of dense bush in the Pukekohe area in the mid-nineteenth century, large areas of productive volcanic land became available for cultivation.⁴³⁴ The first recorded instance of a European settler growing potatoes in Pukekohe was William Morgan in October 1859, at Pukekohe East.⁴³⁵ A decade later, in 1870, the first crop of potatoes for commercial purposes was produced by the Hill family at Patumahoe, at a place later known as Rayne's Hill or Membery's Hill.⁴³⁶ From this period onwards, European settlers developed small pockets of individual enterprise which were often based on mixed farming techniques – a combination of dairying, cropping and vegetable growing.⁴³⁷ Early season potatoes and onions were the main crops grown at this time.⁴³⁸ There appears to be very minimal tangible links remaining in the landscape from this period. Market gardening alongside dairy farming created wealth and jobs through the decades, although the people labouring in the fields and farms were not always the same as those who reaped the rewards of Pukekohe's fertile soil and nearby markets.

In 1892, John Bilkey, of Cornwall, took up 10 acres on Pukekohe Hill and planted early season potatoes and onions in 1893.⁴³⁹ In 1904, Bilkey harvested the first commercial potato crop for the Auckland market.⁴⁴⁰ A nearby road has been named in his honour.

The completion of the Main Trunk Railway Line four years later, in 1908, opened up an enormous market for Pukekohe market gardeners, spanning practically the breadth of New Zealand.⁴⁴¹ Most produce continued to be sent to Auckland, but, with the Main Trunk Railway Line, growers could now send vegetables to other major centres, such as Hawkes Bay, Wanganui, Palmerston North and Wellington.⁴⁴²

During the establishment of the railway line, the timber (mainly puriri and rata) in the vicinity of Pukekohe became a great source of revenue. Tens of thousands of sleepers and thousands of puriri logs were sold for cash, and thousands of tons of rata were sold for firewood.⁴⁴³

5.1.2 Market Gardening (1908-1960s)

Market gardening in Pukekohe took off following the completion of the Main Trunk Railway Line. Many were attracted to Pukekohe to take advantage of its proximity to Auckland and the economies down the Main Trunk Line. Potatoes and onions were the main vegetables grown during this period, but large quantities of cabbages, cauliflowers, carrots, pumpkins, kumara and lettuces were also produced as well as small quantities of tomatoes, peas, parsnips, beetroot, leeks, sweet corn and garlic.

5.1.3 Race relations and market gardens

During this time many Māori migrated to Pukekohe to work as labourers on market gardens.⁴⁴⁴ The Māori population grew from 45 in 1926 to 180 in 1945 and to 663 in 1961.⁴⁴⁵ A number of Indian and Chinese migrants also came to Pukekohe for market gardening from the 1920s. Most of these migrants lived in sub-standard living conditions. Some examples of these small, make shift residences have been located through this survey. However, a further handful may be yet to be identified due to being set back or obscured from the road. The huts that do remain illustrate the sub-standard living conditions of the workers and appear to remain only as uninhabited shacks within remaining market gardens. It is likely a number of the shacks no longer remain due to the low quality of materials and construction and lack of up keep. Furthermore, as some market garden land has been redeveloped as housing since the 1950s-1960s, a number of the workers buildings have likely been lost. Therefore, former market garden workers huts that remain today represent a finite number, both locally within Pukekohe and the wider Auckland region.

This surge of cultural diversity into Pukekohe was not met well by the most established European settler market gardeners. Pukekohe became the centre point of the White New Zealand League which was established on 1 December 1925. They met at the Ayrshire Tearooms (no longer extant) in Pukekohe.⁴⁴⁶ The group believed Indian and Chinese immigration threatened racial integrity and economic prosperity of European New Zealanders, and had support from grower associations, labour organisations, local bodies and the Returned Services Association.⁴⁴⁷ The League disbanded in 1937, but instances of antipathy in Pukekohe persisted for a number of decades. Even into the 1950s, Chinese, Indians and even Māori were still being excluded from barbers, private bars and balcony seats in cinemas.⁴⁴⁸

The Pukekohe Growers Association was formed in the 1920s by a group of Pukekohe vegetable growers. Early meetings were held in the barns of Mr McLarin Gathercole and J. Pollock on Pukekohe Hill until the little Church of Christ was built in Kitchener Road.⁴⁴⁹ These buildings no longer appear to be extant. Indians and Chinese were excluded from membership. Even by 1952, they were still not permitted to be part of the association.⁴⁵⁰ It was not until the late 1950s and early 1960s that non-European New Zealanders were permitted to join the association.⁴⁵¹

5.1.4 Expansion and diversification

A momentous horticulture development came in the late 1920s when John Turbot of Pukekohe East, developed a new crop of onions out of two imported seed lines – the brown Spanish (or Australian brown) and the straw Spanish.⁴⁵² This new type of onion became known as the “Pukekohe Long keeper Onion” and is now the main variety grown in New Zealand.⁴⁵³

During World War II, market gardening in Pukekohe continued to expand.⁴⁵⁴ Pukekohe gardeners assisted with the cultivation of market gardens to feed the American and New Zealand troops both in the resident camps, but also those abroad in the Pacific. Many older girls and women worked on farms and in market gardens during this time as many of the men

were away at war.⁴⁵⁵ In 1930, Produce Markets Ltd opened premises in Massey Avenue.²⁶ The building still exists today. From the 1940s Turners & Growers operated a local supply company with a small building at the entrance to the Pukekohe railway yards on Manukau Road. Also see the *Dehydration factory* section within this chapter.



Figure 120. The 1930 Produce markets on the corner of Massey Avenue and Graham Street. Photo: Auckland Council, October 2013.

From the mid-1950s, urban sprawl in Auckland meant many growers in Three Kings, St Heliers, Panmure and Māngere lost their land to housing development. Many growers relocated either north-west to Kumeu or south of the city to Pukekohe and Bombay.⁴⁵⁶ Between 1943 and 1963, the number of gardens in the Pukekohe region nearly tripled from 68 to 193.⁴⁵⁷

5.1.5 Māori Market Garden Labourers in Pukekohe

Having once been the owners and cultivators of the land into the twentieth century, Māori, no longer owning much of this land, were limited to working the land with others yielding most of its rewards. The local newspapers in 1912 reported that 150,000 bags of potatoes had been sent from Pukekohe in 1911 and mentions that mainly 'native' labour was employed.⁴⁵⁸ Generally, Māori workers came as seasonal labourers living in makeshift accommodation, and then returning to their communities to the south and west of Pukekohe. In the course of time, some did remain in the area in the off season, again finding whatever accommodation was available. Complaints were lodged with the Borough Council concerning the presence of "Māori camps." These were reported in the press periodically up until the mid-1920s.⁴⁵⁹

²⁶ New premises were established on the corner of Kitchener and Manukau Roads in 1977.



Figure 121. An aerial photograph of Pukekohe in 1955 showing the vast array of market gardens. Whites Aviation.

For the majority of Māori workers, garden labour was the only avenue of employment. It seems likely that this was because the only accommodation available was that provided by the growers. In 1929, attempts were made to standardise rates of pay for Māori, but this was to no avail. In 1936, a further attempt was made by the Māori Workers' Union, but this again failed. There were no more efforts to organise Māori garden labour until 1953.



Figure 122. Māori Pukekohe woman fills a sack with potatoes in a market garden c.1961. Auckland Museum neg. H32. Beattie, Bill.

5.1.6 Indian Market Gardeners in Pukekohe

A significant feature to the history of market gardening in Pukekohe is the establishment and plight of the Indian and Chinese migrants.

The first Indian growers came to Pukekohe in the initial years after World War I. Most had rural backgrounds and came from the Gujarat province. Initially only men came until they could afford to bring out their wives and families.⁴⁶⁰ During the early 1920s, a number of Gujaratis worked at Pukekohe as labourers for European market gardeners. Most lived in tents, which would be pitched along the farms as they progressed along the way, clearing bush, cutting tea tree and digging drains.⁴⁶¹ Some of these Indian settlers leased land for market gardens, usually from two to five acres, from local farmers to grow crops of lettuces.⁴⁶² The first grower to lease land was Mitha Unka on Blakes Road in 1918. He lived on Calcutta Road, southwest of Pukekohe (likely to have been named after the Indians in the area). Like the Māori and Chinese workers, Indian gardeners also often lived in sub-standard housing, as illustrated in the following description:

*'The buildings on the leased properties were made from untreated timber, many of them from American car cases. Some had gib board lining, while others had newspaper glued to the walls. Most of the huts were 12ftx15ft and had an open fire for cooking. The chimney was made out of corrugated iron, with two steel straps to hold the pots on. A steel hook was provided for the billy. All washing facilities were outside. In the early years, there was no power to these huts and candles or kerosene lanterns provided the only light. From 1940 onwards power was connected to these huts.'*⁴⁶³

For this reason, most of these rudimentary buildings no longer exist. Given that a number may be situated far back from the frontage of gardens, there is potential for a number of additional structures associated with market gardeners residences and vegetable packing and storage to be present within the study area, that have been unable to be identified. Such structures have the potential to be significant in relation to the theme of market gardening, locally, regionally and possibly in a national context.



Figure 123. Hansji's hut on Green Lane Road, used as the sleeping quarters by Kala and Soma Hansji. Chhiba, 2006.p.9.



Figure 124. A farming building on Calcutta Road, Pukekohe which may have been used by Indian market gardeners which remains (but appears unused) today. Google street view 2009.

Between 1920 and 1926, 46 Indian market gardeners arrived in Pukekohe.⁴⁶⁴ By 1929, at least five Indian market gardens had been established at Pukekohe on leased land.⁴⁶⁵ Between 1930 and 1936, 39 more arrived.⁴⁶⁶ In the 1920s, there were many meetings of Pukekohe Indian growers to discuss common issues. However, it was not until 1935 that an Indian

association formally emerged in Pukekohe. The association convened at Keshav Parsot's house. In 1947, the Pukekohe Indian Growers Association was incorporated with 17 founding members.⁴⁶⁷ The association fostered unity among the community and addressed common issues.

The first Indian to purchase land in Pukekohe was Thribvond Girdhar in 1932. He bought ten acres from the O'Connor family at £82 per acre. Other Indians felt their time in Pukekohe would be short-lived, so continued to lease land. It was not until 1941, when the future of Indian migrants was looking more secure, that they began to purchase land.⁴⁶⁸

As explained earlier, Indian and Chinese growers as well as Māori labourers suffered from racism. It was not until the late 1950s that Indians were allowed to join the South Auckland Vegetable and Produce Growers Association.⁴⁶⁹ Indians have continued to run market gardens in Pukekohe. Some became fruit shop owners, such as Ravji Hari, who owned a shop on King Street. Today, the Indian market gardeners of Pukekohe are a strong part of the community. Pukekohe-Indian people take a prominent place in local politics, sport and particularly the Pukekohe Vegetable Growers Association.⁴⁷⁰ See the *Ways of Life* theme for more information.



Figure 125. Ravji's fruit shop in King Street, Pukekohe. Chhiba, 2006. p.217.

The fruit shop was purchased in 1951. The specific street number of the above shop on King Street has not been verified through this survey, or whether the building remains today.

5.1.7 Chinese Market Gardeners in Pukekohe

A small number of Chinese arrived in Pukekohe for market gardening around World War I. According to the census, by 1916 two Chinese men were living in the Franklin County and three men were living in Pukekohe Borough. These were likely to have been market gardeners.⁴⁷¹ In the Register of Aliens (1917), four Chinese men lived in Pukekohe.⁴⁷² The 1926 census had 30 Chinese in Pukekohe. The number increased seven fold from the 1920s to the 1930s.⁴⁷³ The Chinese during this period consisted of small groups of men leasing small acreages to grow vegetables to be sold locally or sent to Auckland.⁴⁷⁴

The main influx of Chinese growers came from the early 1950s. Some moved from South Auckland, where commercial and residential developments were sprawling into market gardening land.⁴⁷⁵ Others moved from other parts of New Zealand, such as Ohakune, Wairarapa, Hawke's Bay and Taranaki, for a better climate and also due to kinship ties.⁴⁷⁶ In the mid-1950s Chinese were able to purchase freehold land in Pukekohe, adding to its appeal.⁴⁷⁷

The Franklin Chinese Growers' Society was formed in 1956 to cater for the community in Bombay, Puni, Patumahoe and Pukekohe. The society is now known as the Pukekohe Chinese Growers' Association.⁴⁷⁸ The Chinese in Pukekohe were a tight-knit group. Many were related or were from the same county. Many family and social activities were celebrated together.⁴⁷⁹ In the 1950s and 1960s Chinese movie screenings were very popular, and were held at the Tuakau Town Hall.⁴⁸⁰

The first Chinese New Zealander to stand for Parliament, Ron Waishing, was from Pukekohe. He was selected as the Labour Party candidate for the Franklin electorate in the 1963, 1966 and 1975 elections. In 1971, he made a notable stand for the rights of Chinese New Zealanders when he refused to get a 72-hour visa to enter Australia – non-European and Māori people had to get one to enter the country. The visa policy was removed in 1975.⁴⁸¹

A 1977 survey of Chinese workers showed the percentages of produce sold: 20 per cent roadside stalls, 47 per cent pre-packed, and 13 per cent exported.⁴⁸² By the 1980s, many of the Chinese gardeners who came in the 1950s and 1960s were reaching retirement age and did not want to join the family business. The following decades saw a decline in garden numbers and an increase in acreage per grower.⁴⁸³ The multi-generational Chinese families continue to make a vital contribution to market gardening in Pukekohe, many of whom arrived in the area more than 60 years ago.⁴⁸⁴

5.1.8 Market Gardening (1960s- Present)

By 1965, 7,500 acres were under cultivation in the Franklin district – 40,000 tons of potatoes, 14,000 tons of onions, and three-quarters of the North Island's cabbages were being produced annually, along with large quantities of cauliflower, carrots, pumpkin, kumara, lettuce, and smaller quantities of tomatoes, peas, parsnips, beetroot, leeks, sweet corn, and garlic.⁴⁸⁵ A 1965 report stated the proportions of exports of Pukekohe produce: 50 per cent to Auckland, 20 per cent locally (Pukekohe), 13 per cent to Wellington, 12 per cent to Hamilton, and 5 per cent elsewhere.⁴⁸⁶

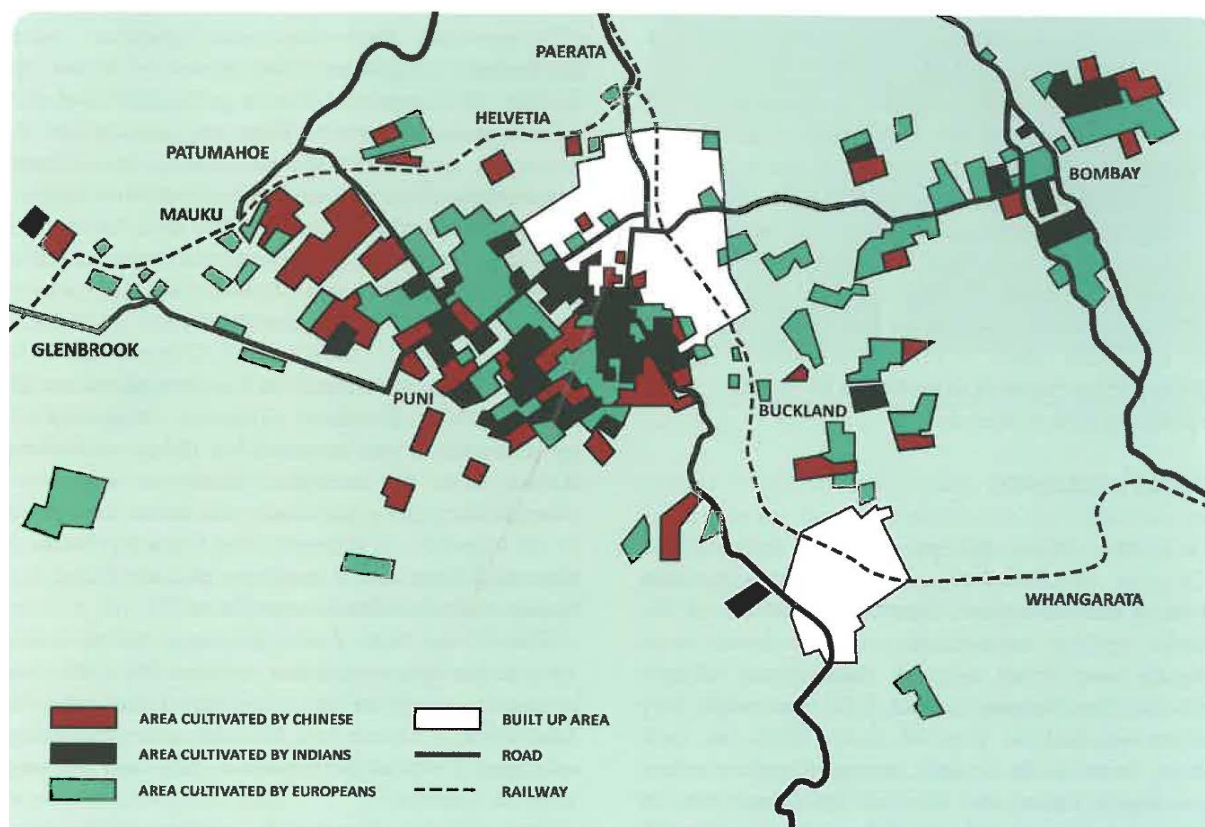


Figure 126. Market gardening in the 1960s by ethnic group. Lee, Lam & Murphy 2012: 445.

The above map spatially illustrates the areas cultivated by European, Chinese and Indian market gardeners in the Pukekohe and surrounding areas during the 1960s. Limited spatial or social patterns are readily able to be drawn from the data presented in this map. All three ethnicities cultivated gardens across the geographic areas. The map does however; illustrate the extensive concentration and strong hold of gardens in general in the specific Pukekohe West area, which then become more dispersed in wider reaching areas.

There was a change in the market from the 1960s. Many growers with a small amount of land went out of production due to diminishing returns per acre as production costs rose. The remaining growers enlarged their holdings, specialised in a certain crop, and intensified their operations through increased mechanisation.⁴⁸⁷ The table below illustrates this change.⁴⁸⁸

Year	Number of growers	Acres cropped
1963	200 growers	8,892 acres
1976	130 growers	10,621 acres

In August 1972, the Pukekohe potato industry was struck a significant blow with the discovery of the potato cyst nematode (PCN) on Pukekohe Hill, a disease which causes severe yield losses in potato crops.⁴⁸⁹ If a crop was found or suspected to have the disease, it was put into quarantine – the potatoes had to be sterilised, no vehicles were allowed in, and all machinery had to be steam cleaned. This forced growers to plant other crops to utilise the valuable soil and to move locations further out of Pukekohe.⁴⁹⁰ Outlying areas of Franklin, such as Pukekawa, Onewhero, and Te Kohanga benefited from the PCN outbreak.⁴⁹¹ The onion industry in Pukekohe also benefited, growing rapidly from 1960 to 1990.⁴⁹²

By 1977, the Pukekohe district had the largest market gardening concentration in the country.⁴⁹³ During the 1980s buttercup squash crops became popular for export to Japan. However, due to the number growing the easy-to-grow buttercup squash, the market depressed.⁴⁹⁴ In the mid-1990s there was a depression in the onion market. Other markets opened up in Europe but the losses suffered were too big to recover for many; and several growers left the market at this point.⁴⁹⁵

Market gardening has continued to be the primary industry for Pukekohe. By the 1980s, 30 per cent of New Zealand's fresh vegetables were grown around Pukekohe.⁴⁹⁶ The well-drained volcanic soil of the area produces one-third of New Zealand's fresh vegetables.⁴⁹⁷

A number of examples of old farmhouses associated with market gardening still exist today in the more rural and peri-urban areas of Pukekohe and its surrounding settlements. Alongside farmhouses associated with market gardening, there are a number of general farming related residences, for example a scattering on Cape Hill Road. A small number of these places are set out on the *Residential Development, Places of interest* list.

Places associated with early market gardening may be at threat from destruction, given they are generally utilitarian structures and are in poor condition. Places identified in relation to the sub theme of market gardening may be important in representing this theme and care should be taken to ensure a representation of these barns, sheds and farming associated outbuildings are retained, to provide a tangible link with the areas historical market gardening and rural character.



Figure 127. Oblique aerial photograph of Pukekohe in 2012.



Figure 128. View to Pukekohe Hill, Photo: Auckland Council, 2013.



Figure 129. A farming cottage on Kitchener Road owned by Chinese market gardeners and still carrying out market gardening today. Photo: Auckland Council, 2013.

5.1.9 The Frankin A & P Showgrounds

The Agricultural and Pastoral Society's (A & P) showgrounds have been an important place for community events in Pukekohe and for rural commercial transactions throughout its history. The first Pukekohe A & P show was held on 30 April, 1886.⁴⁹⁸ It was held at the rear of a hotel adjacent to the old Pukekohe Railway Station. The same area was used for a number of successive years until a 12 acre section of land in the vicinity of Edinburgh and Lodge Streets to the railway, with the Masonic Hall adjoining the southern boundary, was purchased from Mr Hewson, as the new showgrounds venue. This second A & P site was in use by at least 1901, as illustrated by the image below.

The show had grown to such an extent that in 1913 the Franklin Agricultural Society purchased approximately 19 acres of land from Mr Andrew Berriman on Station Road (formerly Berriman Road) which forms the nucleus of the showgrounds today. At that time the land was being leased by the Roulston's, and an adjoining property owned by them was purchased at a later date (eight acres in 1957), as well as five and a half acres from the Railway Department in 1973.⁴⁹⁹ The first show on the new site was held in February 1915.⁵⁰⁰ A day out at the show grounds was an outing for the whole family. The town's shopkeepers pitched refreshment tents and the atmosphere was that of a day of picnics and fun.⁵⁰¹ Prior to World War I, the highlights of the day were the military events, when the local Mounted Rifles troops paraded in force as part of the festivities.⁵⁰²



Figure 130. Panoramic view of the new Pukekohe showgrounds. Spectators watch the riding competition, 1901. Sir George Grey Special Collections, Auckland Libraries, AWNS-19010315-5-2.

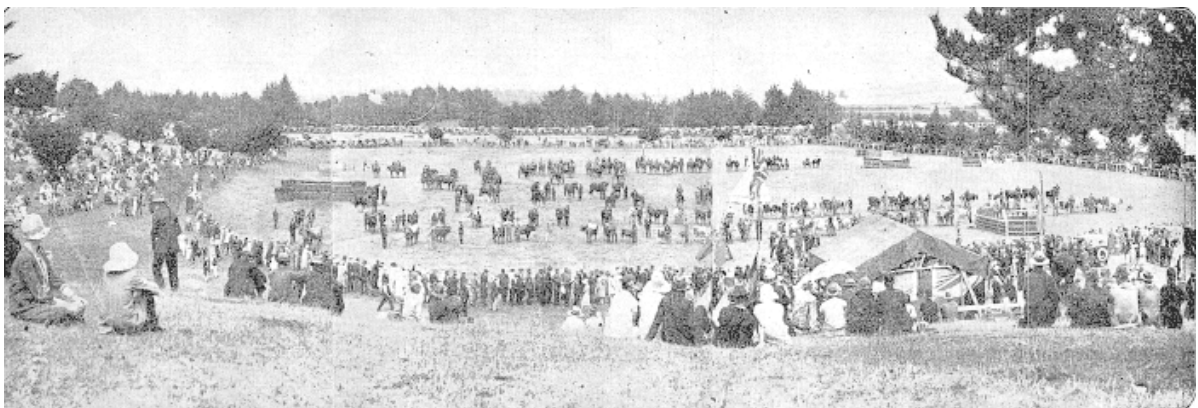


Figure 131. The Franklin A&P show in the 1920s on its present site. *Auckland Star*, 1928:8.

The grounds were used for showgrounds at various points in time, as the set up was ideal was such an activity. In 1928 land on the show grounds was leased to NZ Loan and Mercantile for sale yards. 1936 saw the introduction of 'Field Days'.⁵⁰³ During the World War II period, a military camp was established at the show grounds, but apart from this time the site has continued with its original purposes and intentions. The A & P Show has changed over the years, as has agricultural and horticultural activities within the district. The showgrounds remain an important place for Pukekohe and surrounding communities for economic transactions, and is an evident symbol of the town's rural character. Premises onsite are also used by community groups illustrating its multifunctional uses.

The showgrounds has some buildings and structures of historical interest remaining onsite such as, Rose Cottage, the announcers tower and structures associated with the herding, storage and displaying of animals.

5.1.10 Saleyards

Saleyards also feature in the history of Pukekohe. It was previously one of the few places in New Zealand in the 1960s where sales of dairy stock were held regularly each week of the year.⁵⁰⁴ Of note has been the auctioneering firms of Alfred Buckland and Sons Limited and also the New Zealand Loan and Mercantile Agency Company Limited. The first sale was held in Alfred Buckland's saleyards in 1878. New sale yards are built in 1893 and rebuilt in 1912, closing in 1985.⁵⁰⁵

5.2 Industries

5.2.1 Dairy Industry

While market gardening has been the foremost industry in Pukekohe, historically dairy farming and associated industries have also been important to Pukekohe since early European settlement.⁵⁰⁶ In the 1870s, the first dairy farms were established and milking was done by hand. Mr James Roulston, one of the first store-keepers in Pukekohe, sold butter to Auckland grocers and also, in 1885, to the New Zealand Frozen Meat and Storage Company, which was established in Auckland in 1883 to export frozen meat and to process dairy produce.⁵⁰⁷

With the rise of the local dairy industry in the late nineteenth-century, the Pukekohe and Mauku Cheese and Bacon Factory Company were set up in October 1883.⁵⁰⁸ It was established by one of Pukekohe's key local immigrants, Irishman James Roulston who arrived in Pukekohe in 1874, to run the Pukekohe hotel, later founding and operating a large and reportedly lucrative general store on the corner of King and Hall Streets.⁵⁰⁹ The Factory Road/Victoria Street premises of the company were officially opened on 12 January, 1884.⁵¹⁰ The factory struggled through its early operation, but in 1888 Wesley Spragg of the New Zealand Dairy Association took it over and, with his knowledge of marketing, made the operation viable and prosperous.



Figure 132. The Pukekohe and Mauku Cheese and Bacon Factory. FRA: I, 5, Footprints, 02376. Franklin

Heritage Collection Pukekohe Library, Auckland Libraries.

The Pukekohe factory drew its cream supplies from farming country between South Auckland and lower Waikato. Nine creameries supplied the factory – Pukekohe, Pukekohe East, Tuakau, Paparata, Maketu, Aririmu, Papatoetoe, Puni and Mauku. An 1892 report stated that its body of milk suppliers numbered 250-300 farmers, milking nine tons of butter per week.⁵¹¹ However, with the advent of the home separator, the creameries closed down, seeing the end of this specific form of operation.

With the advent of a dairy co-operative and the enlargement of the factory by Spragg, the company was supplied by as many as 729 local dairy farmers during the 1918-1919 seasons. The following season, under the control of the recently-formed New Zealand Co-operative Dairy Company, the factory produced 1,715 tonnes of butter. By contrast, 500 tonnes had been produced in the 1900-1901 season. The success was short-lived, however, as the factory was destroyed by a catastrophic fire in 1923, and was subsequently replaced by a new factory at Paerata in 1924 on a 25 acre site acquired from John Shaepfler.⁵¹²

The site of the former Pukekohe Dairy Factory is now occupied by a vegetable pack house and outbuildings. The name of the road remains as a reminder of the factory, and potentially some below ground archaeological deposits, as a pre-1900 industry site.



Figure 133. The former Puni Creamery on Rogers Road, Puni c. late nineteenth century. Sir George Grey Special Collections, Auckland Libraries, AWNS-19021009-3-3.²⁷

5.2.1.1 Paerata Dairy Factory

Today, very limited evidence from the present buildings appears to relate back to the original 1924 factory or earlier additions. In 1950, a milk powder plant was installed, this department ceasing after only a short period in 1956. A casein plant then began operations in 1956. The movement into the casein industry was typical of a number of the dairy factories. The butter department finished production in 1970, at which point in time the casein plant was still functioning.⁵¹³ By 1996, the dairy factory employed 170 people and was the second largest employer in Franklin until closing in 1998. At its peak, the factory became not only a major rural industry and source of employment for locals, but also contributed to the national economy. While no longer operational and physically altered, it is thematically significant to the historical development of the small, outlying settlement of Paerata.

²⁷ It has not been verified if the former Puni Creamery remains today, identified as being on Rogers Road. However, it appears unlikely.

In addition to the factory buildings, there are associated structures, including the dairy worker's housing on Tuhimata Road which remains today. Also of note is the neighbouring Paerata School, constructed in part on land donated by the factory.

The Paerata dairy factory's site and buildings are now used for Fonterra storage purposes and for a variety of purposes by different tenants. There have been a number of large-scale structures added to the north of the site. These newer warehouse structures are more dominant visually than the former dairy factory. However, to some degree they do reinforce the continuous industrial usage of the land at the centre of the Paerata settlement.



Figure 134. Opening the Paerata Dairy Factory on March 6, 1924. The row of cottages evident in the background. Auckland Weekly News, 1924.

5.2.1.2 Factory Worker Housing

Nine houses on the southern side of Tuhimata Road, between Crown Road and the school were built to house dairy workers. A group of 11 houses is visible in the above aerial photograph taken by Whites Aviation in 1954, suggesting that two have since been demolished. It was not uncommon for large-scale employers to provide rental housing for their workers in the early to mid- twentieth century. Such a management approach addressed not only the desirability of attracting and retaining staff but also circumvented the housing shortages that occurred during the 1920s, 1930s and 1940s as war and The Depression adversely affected the construction industry.⁵¹⁴ The former dairy factory workers houses extant today are a mix of c.1920s bungalows and later c.1930s-1940s residences, the latter being similar in style to the state housing being produced during this time.

5.2.1.3 Buckland Factory

A former dairy factory is also present on Buckland Road, built across the creek from the Buckland School. In later years, this became a casein factory (the processing of a milk protein used in making plastics and adhesives) and during World War II, it functioned as a cheese factory for a short while. For some years from 1959, the building was used as a dye works by the Irish Tapestry Company, with an associated processing factory on Manukau Road, Pukekohe.⁵¹⁵ Today, the building and site operates as a trucking business. During the 1920s, the site would have been full of activity with the coming and going of horses, carts, milk cans and workers. Today it operates as a trucking yard and facilities. Given that the Mauku Cheese and Butter factory was destroyed by fire, and the Paerata site is significantly altered, the Buckland dairy building is of added rarity within an immediate its local context. However, examples of extant factories within the wider Franklin area, such as the Waiuku Dairy Co-Op building also need to be considered.

5.2.1.4 Svendsens

The Svendsens, a well-known dairy farming family who owned several farms, are remembered with a street name, “Svendsen Road” in Pukekohe.⁵¹⁶ The road is located in the area where they set up a milk treatment factory in 1951.



Figure 135. Svendsen's milk vendor in Pukekohe. Milk vendor and van, Pukekohe, 1936. Footprints 02944. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

5.2.2 Dehydration Factory

Due to the market gardening concentration in Pukekohe, under the *Services Vegetable Production scheme* of 1942-1943 which was established to provide food for the Allied Forces (mainly United States) fighting in the Pacific area, the New Zealand government acquired land for the production of vegetables.⁵¹⁷ Within six months the New Zealand government had established seven state farms totalling 663 acres across the nation; the total later grew to 27 farms covering 5,200 acres. The gardens became known as 'State Farms' or 'Government Gardens'.⁵¹⁸

A significant number of these farms were based in the South Auckland region from Mangere to Pukekohe and also included Waiuku. Approximately 900 acres of land was acquired from farmers in the Patumahoe area with the purpose of increasing large scale vegetable production.

In order to process all the vegetables, a large processing plant was constructed on Subway Road in 1944. The plant site was located where “The Warehouse” is now located. The factory was used for packing, dehydrating, quick-freezing and canning vegetables in order to be transported quickly to troops in the Pacific. Nearly 1,000 people, mainly women, were employed at the factory, which initially ran 24 hours a day.⁵¹⁹ The Pukekohe factory, with a total floor area of approximately 100,000 square feet was the first and biggest of the four factories established in 1943-1944. The three other factories were set up in Christchurch, Motueka and Hastings.

Apart from dehydration, the factory was packing and chilling in the 1944-1945 season an average of 1.5 million pounds of cabbage and carrots each week. It was the local Pukekohe growers who were the main suppliers to the factory, but some vegetables were also drawn from as far afield as Whakatane and Ohakune to meet demand.⁵²⁰

By the end of 1945 all of state farms had closed down and were returned to their former owners.⁵²¹ The factory, however, continued to operate as a commercial food processing enterprise until 1975.⁵²² Part of the factory was used to process tomatoes by the St George Cannery, with other areas used as storage. The building was destroyed by a fire in 2001.



Figure 136. Women workers at the Pukekohe Dehydration Factory in the 1940s. Morris & Morris, 1992. p.95.

5.2.3 The Helvetia Ostrich Farm

Pukekohe was the site of New Zealand's largest ever ostrich farm. In 1884, Johann Jakob (known in New Zealand as Jacob) Schlaepfer, and his brother Johannes (known as John) Schlaepfer came to New Zealand from Switzerland and bought land in Pukekohe. They purchased nearly 4,000 acres and named the land 'Helvetia' after the Latin national personification of Switzerland.⁵²³ Schlaepfer came to feature prominently in the local community and in 1900; he was elected as a member of the Karaka Road Board.⁵²⁴

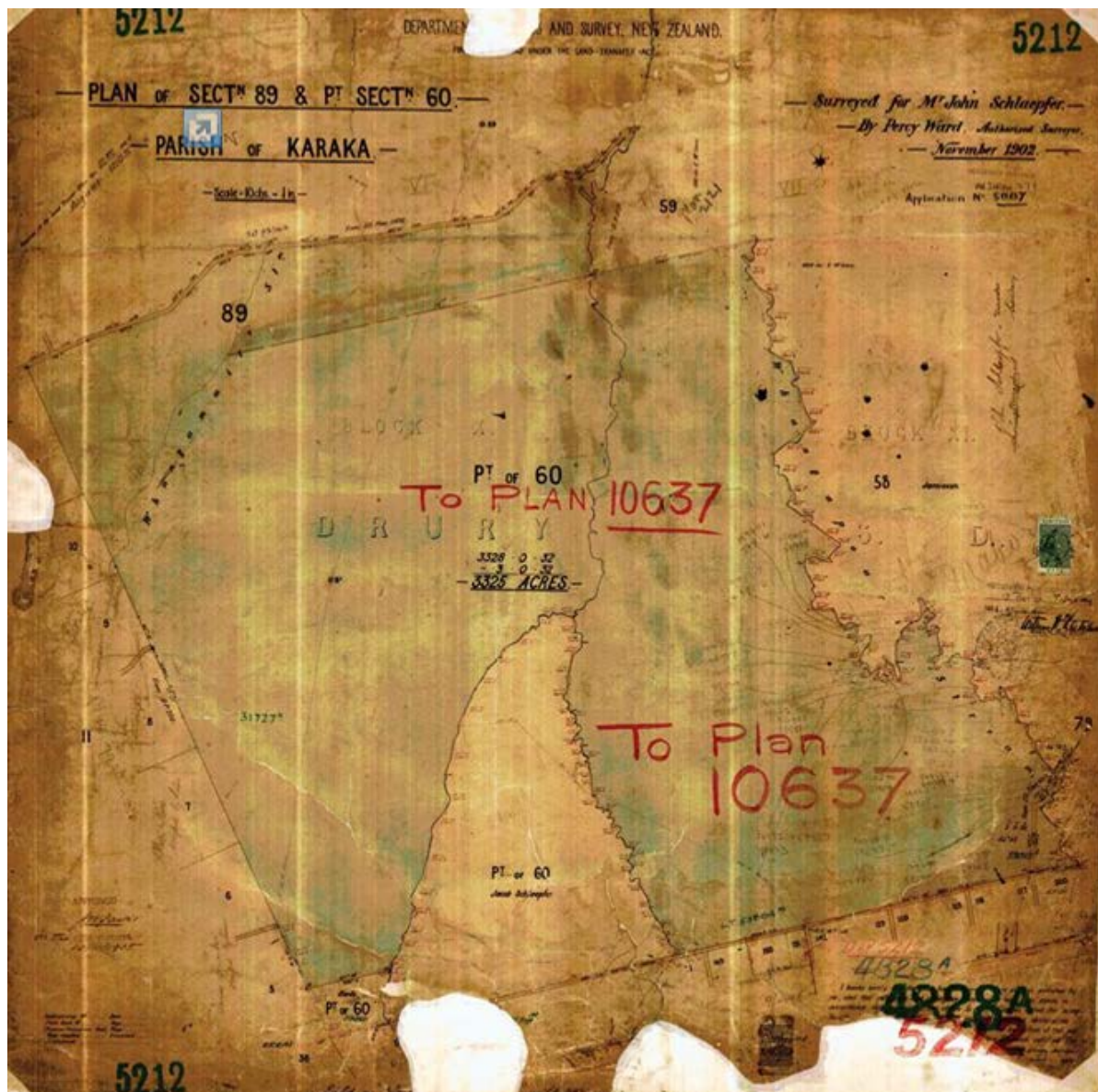


Figure 137. Deposited Plan 5212 Plan of Section 89, and Part Section 60 Parish of Karaka surveyed for Mr J Schlaepfer. November 1902. Land Information New Zealand.

Much of the land had to be cleared of bush. Ernst Eugster, another Swiss man, joined the men shortly after the brothers bought the land. The three originally intended to establish a condensed milk industry in 1884, but it seems they stopped or did not go through with this venture, and instead focussed on producing butter and cheese. Jacob's wife, Johanna, was a talented butter and cheese maker, winning the Franklin A & P show every year she entered. Eventually they decided to stop producing butter and cheese and instead began chicken farming for chicken eggs, which was continued by following generations.

In 1902, during a slump time for farm produce, John was approached by the company L.D. Nathan and Co of Whitford, Auckland about the possibility of ostrich farming on his property. John's extensive Helvetia property was well-known throughout New Zealand, and seemed an ideal place to expand the ostrich farming business.⁵²⁵ The ostrich farm was established and reached its peak from 1907 to 1913, with over 660 ostriches. The farm became an attraction:

*'Pukekohe was known throughout New Zealand as the place where ostriches were reared. Not only was the farm, which was situated near Paerata, a novelty to local people but many travellers on the Main Trunk Railway were able to catch a glimpse of the giant birds in their paddocks.'*⁵²⁶



Figure 138. Visitors at the Helvetia Ostrich Farm on the occasion of the garden party to Mr. Massey. February 16, 1907. Sir George Grey Special Collections, Auckland Libraries, AWNS-19070221-9-1.

Ostrich feathers were a popular fashion accessory up until World War I and were also used for dusters. Ostrich eggs were also sold for food. The farm itself was once described as the "Serengeti of South Auckland – an era of great ostrichness in our natural history."⁵²⁷ Prominent political figures of the time often came and had parties and meetings at the ostrich farm. Prime Minister William Massey was particularly fond of the farm and financially supported it.⁵²⁸ In fact, during the 1914 elections the farm made headlines around the country when Massey's opponents claimed that the Helvetia Ostrich Company would benefit from the construction of the new Waiuku branch line. It was later found, however, that the plan for the railway line was decided before Massey could have had any influence.⁵²⁹

Many garden parties were held at the ostrich farm and, during the afternoon, the birds would be rounded up for the guests of the party to see.⁵³⁰ Many visitors came to the farm to see the birds – John Schlaepfer took trainee teachers around the property and the Governor-General (Lord Ranfurly or Lord Plunket) brought a party to see the ostrich farm. Other garden parties were held at the ostrich farm including those by the New Zealand Political Reform League.⁵³¹



Figure 139. The Helvetia Ostrich Farm. Auckland War Memorial Museum, DU436.136 H48 env1.

During World War I, women's fashion changed, and the demand for ostrich feathers waned. The company wound up its affairs and the property was subdivided and the sections put up for auction in 1916. Schlaepfer sold his farm to the Helvetia Ostrich Farm Company for a hefty £9,000 in shares.⁵³² The Schlaepfer family still retained over 1,000 acres and the remaining ostriches, however the flock, which at one point numbered over 660 ostriches,²⁸ began to decrease in numbers, with no more ostrich chicks being reared after 1914. The last ostrich died in 1932.⁵³³ The brothers continued farming together, however with different animals – mainly cattle and sheep. The original farm house at 43 Ostrich Farm Road does not appear to still exist. Today, apart from the farmland landscape, the only reminders of the Ostrich farm are road names – Schlaepfer Road, Helvetia Road, Ostrich Road, and Ostrich Farm Road. A portion of the site is now a scout's camp.⁵³⁴

5.2.4 Other Industries

Extractive industries such as quarrying, mining and gum digging do not feature as significant activities and sectors from the areas past, though did happen on a small scale. For example, Puni had gum digging, quarrying and later sand extraction as local industries at different points in time.

5.2.4.1 Milling

There were a number of mills previously scattered throughout the area and areas slightly outside the area of study. Mills were a reasonably significant early industry, namely flour, flax and saw mills. With the advances in technology, over time these processes have by and large become obsolete, and are no longer carried out as small, local operations. Milling is now carried out via mass production factories for flour and timber production, or in the case of flax, cease to operate at all due to the introduction of replacement synthetic materials.

It is likely a number of other mill sites were present in the study area other than those set out below. While no ground surveying has been undertaken as part of this survey, to confirm

²⁸ In comparison, the total amount farmed in Australia was approximately 700, and the numbers at Helvetia made up nearly the total amount farmed in New Zealand.

locations or the extent of possible remaining features or deposits, early mill sites have the potential for archaeological significance should features remain.

5.2.4.2 Flour Mills

Grain growing and its production process was a popular business in the mid-to-late-nineteenth century in many parts of the Auckland region and nationally.⁵³⁵ In 1872 there was discussion amongst the locals about constructing a flourmill for the Pukekohe area. One recorded mill is that owned by Mr Richard Pilgrim, who established a flour mill at the bottom of Cape Hill, near the Cape Hill railway crossing in 1882, having relocated from a mill he established closer to Bombay a few years earlier.⁵³⁶ A dam on the Huxley's Creek provided power to drive the machinery.⁵³⁷ Pilgrim also tried his hand in the flax growing industry and also ventured into the dairy industry, establishing a creamery, the latter being a rather unsuccessful venture.⁵³⁸ The mill owned by Pilgrim was commonly known locally at the time as the 'Pukekohe Flour Mill'.⁵³⁹ One record also indicates that in the 1890s, the Pilgrim's Mill lost its waterpower. With their livelihood gone by 1901 Pilgrim and his wife left the Pukekohe area. They returned in 1908 with the vision of reviving the mill however entered into difficulties with the Town Board and later Borough who were looking to acquire the adjacent land for a water works.⁵⁴⁰ Due to a fire on September 9th 1915 the mill was destroyed.⁵⁴¹

The mill was situated within a few yards of the railway line, with four acres of land attached through which ran a stream, across which a substantial dam was constructed, 75 feet wide and giving a body of water 12 feet deep. This was led by a race, 16 chains long to the waterwheel and 14 feet overshot, 4 feet wide. The mill-house was described as a strong and well-put together building consisting of three floors.⁵⁴²

The Hickey's Spring Dam was built in 1882 to power a flour mill on the Whangapouri Stream approximately one and a half kilometre north of Pukekohe township in the vicinity of Paerata.

5.2.4.3 Flax Mills

Native flax was historically growing wild abundantly over many parts of New Zealand. It was not long before the early European settlers realised its commercial possibilities and began a flax milling industry providing fibre, first of all for rope makers in Britain and Australia and later a small cordage industry producing ropes and twine for the local market as well. Flax mills were constructed across the region and nation, with almost every stream powerful enough to turn a mill being harnessed. Flax mills were set up on the edges of flax swamps and each machine required about 20 acres of drying paddocks, providing employment for 20 - 25 men.

At the height of the flax trade there were over 40 mills built in the Franklin district. In 1889, six flax mills were recorded as being at work between Waiuku and Pukekohe.⁵⁴³ In the early 1900s, two flax mills operated out of the edge of Buckland, one of which was at 'Black Bridge', on the way to Tuakau.⁵⁴⁴ It was the nearby settlement of Tuakau that was known for its flax mills in the 1880s⁵⁴⁵ as opposed to directly within Pukekohe. A mill was also present in Cameron Town. The exact locations of the mills have not been ascertained via this survey, and it is likely a number of the locations sit outside the study area.



Figure 140. Flaxmill building and workers in Cameron Town. Puni School. 1978. *Effort Brings Reward Puni Primary School Centennial March 1978. Puni: The School.*

5.2.4.4 Saw Mills

A sawmill was once present in Sharp's Bush in Pukekohe East. A timber mill is also recorded as being on the river bank between Buckland and Tuakau, (just below 'Cameron Town'). Around 1885 most of the timber that was used for building purposes came from the aforementioned Buckland and Shipherd's Timber Mill. The timber was carted to Pukekohe along dirt tracks by huge bullocks, 22 to a team.⁵⁴⁶ Early settler, Mr C. F. Shipherd, when interviewed recalled the mill, noting it once employed 43 men in three shifts. This mill supplied all the stringers for the early local bridges and some of the puriri floors for the railway tracks. The mill was closed before the turn of the century, in 1894.⁵⁴⁷

5.2.4.5 Seed Production

A seed farm was established in Buckland by the well-known Arthur Yates & Co in 1883, which also had premises in central Auckland. Yates purchased land from Mr E. Gregory in c.1903 for the Yates seed farm and operated from the Buckland site before relocating to Karaka just prior to the WWI.⁵⁴⁸ The seed farm was a very large industry in the local area during its time. It comprised of a considerable acreage of land on the Buckland-Pukekohe East Road through which Yates Road now runs. The site consisted of a number of buildings: a manager's residence, accommodation for six men in a single men's barracks, and four married men's houses, manure, grain and storage sheds, barns and stables. The farm grew Yates' flowers, grain and vegetable seeds. It was a showplace in its days and many visitors came from Auckland and elsewhere to look at it.⁵⁴⁹ Bush Road was established in 1911 and upon the businesses relocation to Karaka not long before World War I, the property was cut into blocks. Mr Ebenezer Allen, who had managed the Yates' farm from its beginning, bought a block of land to the eastern side of the railway and commenced his own business near the Buckland Hall on Logan Road.⁵⁵⁰ None of the aforementioned buildings associated with the seed farm have been identified as remaining through this survey.

5.2.4.6 Other Industries

Other industries developed in Pukekohe. Of note is the Cooper and Curd business, which was established near the beginning of the twentieth century in Pukekohe. It became a long-lasting coach and car business at Edinburgh Street. They began as coach builders (manufacturing gigs, carts and drays)⁵⁵¹, before selling cars⁵⁵² and even operating as funeral directors at one point.⁵⁵³ The later Cooper and Curd building still remains today, albeit the ground level of the building has seen a number of changes over time, as has the interior. This business, as well as the rest of the central Pukekohe business area, is discussed in more detail in the *Building the Place* theme and also under the *Infrastructure* theme.

More recent important industries and businesses have also been established. These include:

- Cossey & Roberts – supplied joinery to the building industry throughout the South Auckland area.⁵⁵⁴
- Tractors and Parts for the Franklin region⁵⁵⁵
- Guy Engineering⁵⁵⁶
- Franklin Long Run
- Pukekohe Bulk Meats – supplying 30 per cent of the New Zealand market
- Victor Industries – supplying storage systems.

By 1987, 600 people were employed in Pukekohe in industrial manufacturing. The value of production was approximately \$150 million at that point in time.⁵⁵⁷

TO SECURE

The Best Native Bush Handy to Auckland.

[illegible]

A NEW FIELD, now being constructed, brings the Property within a few minutes of the Main POLYMER STATION, which, besides ensuring convenience with a good entry station, offers most convenient access to South Street in 1000 yards, with the Permanent and Temporary Towns of Providence.

Source: U.S. Census Bureau, Survey of Income and Program Participation, 1997. Percentages are based on the noninstitutionalized civilian population aged 18 and over.

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1999

RAILWAY TIMETABLE

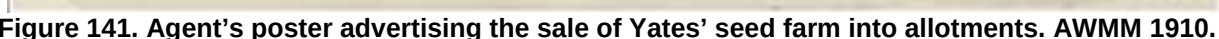
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	1990	1991	1992	1993	1994
Library: Acquisition	5,220	10,320	7,700	8,700	10,320
Library: Patronage	9,400	11,000	4,8	4,700	7,700
Library: Other	10,320	11,000	4,8	4,700	7,700

	1990	1991	1992	1993	1994
Library: Material	5,220	8,0	10,320	8,700	10,320
Library: Patronage	9,400	10,320	4,8	4,700	7,700
Library: Other	5,220	8,0	10,320	8,700	10,320

State: ILLINOIS TO ALL STATES



6 CHAPTER SIX: WAYS OF LIFE

The broader *Ways of Life* theme covers a range of topics relating to activities within the community, including the development of churches and places of worship, educational facilities, entertainment venues, sport and recreation groups, community organisations, and places associated with remembrance of the past.

6.1 Religion and Worship

The focus of this sub-theme is the religious buildings and places which have developed in the Pukekohe area over time. Particular attention is given to religious-based buildings, structures or elements which remain today. The history of former church buildings no longer remaining is also covered, as in many instances this is strongly linked to the development of the present day churches of historical interest.

Churches have the potential to illustrate a number of elements of historic heritage significance. This can range from important events, associations with early settlement, or being unusual, rare or unique in relation to the structures architectural form. Socially, churches are often held in high public esteem and are an iconic marker that the community (both the church community and community at large) identifies with. Additionally, churches are often the distinguished work of a notable architect, designer, engineer or builder. Contextually, places of religious worship often form an enclave of buildings and structures that are best read together. This property type can be made up of a complex, with, halls, schools, parsonages/vicarages/presbyteries, memorial structures, plantings, convents, and cemeteries all potentially contributing to its values. Some churches have a history of relocating or adapting their buildings to meet the changing needs of their congregations, so there can be a tendency for these buildings to no longer be located on their original site.

The Christian ethic played a strong role in the history of Pukekohe. The Church has and continues to serve for many people as a place of worship, with milestone events taking place, such as, baptisms, weddings and funerals. Architecturally detailed and ornate, churches are likely to become a rarity in the future, with a preference for more utilitarian designs, making the church buildings from our past all the more special as historic heritage places. The construction of larger churches over time reflects population growth, or in other instances the opposite, with a significant reduction in parishioners, signalling a movement away from regular church goers. Many of the services today are multicultural, with a number of parishes holding services.

While some of these buildings may no longer function as a place of worship, through careful thought and design solutions it is possible for these buildings to undergo sympathetic adaptive reuses.

While this survey only addresses the local context, in order to understand the wider context of these churches and places associated with worship, it is necessary to understand the parishes and dioceses within which these churches sit, both historically and into today. The area retains several of its earlier places associated with the religion sub-theme, illustrating its thematic significance to the area. This wider context is not discussed in the subject report but histories of the wider church parishes have been published by a number of the denominations.

6.1.1 Pre Settlement Religious Structures

The presence of Christianity being practiced prior to the spread of European settlement (i.e. the initial contact period) is not known to be recorded within the Pukekohe study area and therefore it is not directly a theme of significance to relay. However, the theme of mission

stations and the spread of Christianity, through the Māori people, is present within parts of the wider Franklin area, and therefore is a theme of significance in relation to the wider Franklin and Southern Auckland area.

6.1.2 Churches in Pukekohe

The collection of church buildings from Pukekohe's past forms an eclectic mix, each with its own story, and its journey into the present day. At present, the only place of religious worship subject to statutory heritage management in the study area is the Pukekohe East Presbyterian Church on Runciman Road, and the only other religious associated building scheduled is the Catholic Presbytery on Seddon Street. Whilst the Pukekohe East Presbyterian Church is by far the oldest church in the area, it is not the only extant church of historical interest.

St Paul's Anglican Church in Buckland appears to be the next oldest extant church building in the study area (constructed in c.1899-1900). Other notable *in situ* examples include the St Andrew's Anglican Church built between 1931-1933, which demonstrates the determination to construct a new and expanded church building during the Depression years. The Golden Jubilee book produced on behalf of the former Borough of Pukekohe in 1962 notes that "anyone visiting Pukekohe must invariably be surprised that a town of this size should possess such fine church buildings, many of which have been erected in permanent materials over the past few years". The present Wesley Methodist Church and the St James Presbyterian Church illustrate reasonably well-articulated modernist interpretations of ecclesiastical design dating from the late 1950s to early 1960s Modernist period. Ideally, the churches of the Pukekohe area need to be read in the wider context of the parishes of Franklin, whereby often the vicars and pastors traditionally served a number of the wider settlements.

6.1.3 Development of Places of Worship

One of the first necessities for the settlement was to provide a meeting place for Christian worship.⁵⁵⁸ The early Presbyterian, Methodist and Anglican churches were established in the Paddock Settlement, in Pukekohe West around the vicinity of the present day intersection of Ward, Wellington, Queen and Nelson Streets. This earliest formal church constructed by the Presbyterians in 1868 also functioned as the local school for a short while. Prior to this, it was in Mr Thomas Moore's house that the first Christian services for all denominations were held in Pukekohe West. In 1868, Mr. Moore had the only weatherboard house in Pukekohe. It was 20 feet by 12 feet and had a lean-to at the rear. There were four rooms, one of which was the first general store for the Paddock Settlement area. Through this survey no original building from the 1870-1880s settlement era have been located directly in the Pukekohe area.

Meanwhile, in Pukekohe East, the Presbyterian Church was a significant building within the community both in its early days, through to the present. No formal church buildings are known to have been established in Paerata other than the chapel situated on the Wesley College site. In Buckland, the original school hall was in use in the mid to late 1890s before the introduction of Anglican and Methodist churches nearby. Puni has no formal churches today, but at the turn of the twentieth century did have an interdenominational church on the corner of Tramway and Aka Aka Roads.

6.1.3.1 Presbyterian

6.1.3.1.1 Pukekohe Presbyterian Church- St James Presbyterian Church

The Presbyterian Church was arguably the founding faith in the Pukekohe area. The Presbyterians established the first church structures, both in Pukekohe East and in the Pukekohe West -Paddock Settlement. To date, there have been four iterations of formal

Presbyterian churches within the central Pukekohe area. In contrast, Pukekohe East has maintained its one original church building ever since 1863.²⁹

6.1.3.1.2 Paddock Settlement Site

It is recorded that the first services to be held in Pukekohe West were conducted by Reverend Thomas Norrie in November, 1865. In 1868, the first church was constructed in the Paddock Settlement, constructed of rough slabs with a shingle roof and dirt floor referred to as the 'slab church'. The site was located at the highest point of Nelson Street.⁵⁵⁹ This building also functioned as the first informal school for the Pukekohe West area for approximately six years, as well as being utilised by the Anglicans and Catholics in its very early years.

In order to accommodate increasing needs, in 1875 a new Presbyterian Church was built, situated on the same site. A fire in 1897 destroyed part of the church building. The other part of the Church was reportedly sold to Mr John Bilkey, on whose farm it served as an onion shed for many years. It could still be seen on this site on Kitchener Road in 1968.⁵⁶⁰ Its exact location on Kitchener Road or whether it is still present has not been determined, but is unlikely given that a substantial portion of Kitchener Road is now urbanised. The former adjoining manse and church site on Nelson Street was sold in 1907 for £500.⁵⁶¹ At the time of producing the church's centennial history booklet in 1968, the manse building is recorded as still remaining. However, some 55 years on, no buildings matching its description has been located on Neilson Street through this survey.

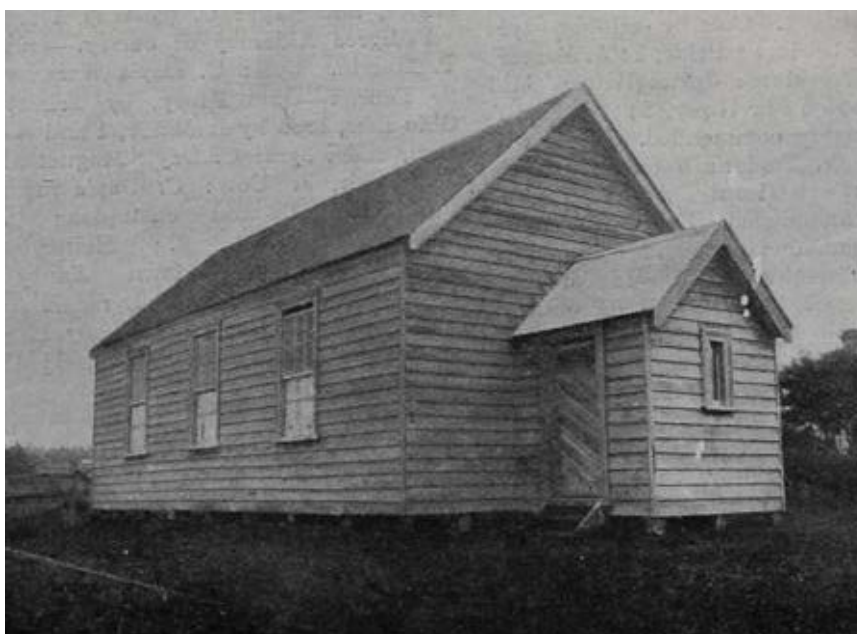


Figure 142. Pukekohe Presbyterian Church-c.1899. Auckland Weekly News 03 MARCH, 1899: 2. AWNS-18990303-2-3.

6.1.3.1.3 Site on Corner of Present Day King, Queen, Seddon and West Streets

The effects from the introduction of the rail network in 1875 through Pukekohe were felt soon after its construction. The Main Trunk Line extension linked the area from Drury to Mercer, and routed through Pukekohe, providing much easier access in and out of the area. The Paddock Settlement was located too far from the new trade and commerce hub created by the train terminus.⁵⁶² The church parish therefore relocated closer to King Street, opening at the beginning of 1898 and occupying a central position in the township, on the corner of present day King, Queen, Seddon and West Streets. The church was constructed of wood and iron, with a bell tower; a vestry and a small hall at the rear. The tender to construct the church was

²⁹ A temporary church structure was utilised for a short one to two year period between 1861-1863.

accepted by a Mr Short, while the church's architect was well known Robert Watt of the firm Mitchell and Watt³⁰.⁵⁶³ The Presbyterian Church was designed around the same time as Mitchell and Watt designed the St Paul's Anglican Church in nearby Buckland.



Figure 143. Pukekohe Presbyterian Church and outbuildings - corner of Queen and Seddon Streets c. 1915. ATL: 1/2-001335-G.

In 1907, a strip of land adjoining the church on the western side, with a 14 foot frontage to the main road was purchased for additional space. Likewise a separate area of two and a half acres of land for the proposed siting of a new manse away from the church site on West Street was acquired.⁵⁶⁴ In the 1920s, further land was acquired next to the church site and a makeshift Sunday school hall was built.⁵⁶⁵ It took a number of years before plans for a more substantial Sunday school premises came into fruition. The successful tender for the building was a Mr H Porter, with the new St James' Sunday School Hall opening in November 1936.⁵⁶⁶

Upon the relocation of the church to its new West Street site, the Seddon Street corner allotment was sold to Pukekohe Borough Council for £5,000. The site of the former church is now a public space, given the name 'Seddon Park' in memory of Premier, Right Honourable, Richard Seddon, which Seddon Street is also named after. The site has no above ground features linking it back to its previous church use. However, the site is of historical interest, as the site of the former church, present side of the Seddon Memorial, as well as being a memorial Judas tree, grown from a seed collected in Sangeno Valley, Italy during World War II. The tree was planted in memory of Doctor W.B. Allen's brother, Sam Allen.⁵⁶⁷ The scheduled notable tree (UID # 2176) is recognisable within the park due to its low and long stretched branches.

³⁰ Mitchell and Watt were the official Auckland Education Board architects from 1892. One of their notable non-educational buildings was the Mt Eden Congregational Church designed in 1900.



Figure 144. Memorial Judas tree in Seddon Park. Photo: AC, January 2014.

6.1.3.1.4 West Street Manse (Former)

While the church was on its corner position on King, Queen, Seddon and West Streets, the timber clad villa serving as a manse was located further down West Street (present day St James Church site). In the early 1930s, the parish proposed to sell the manse, and it was on the market for several years during the mid to late 1930s. In November 1941, an enquiry was received from the State Housing Department about the possible sale of the land on which the manse on West Street was situated. The church's management committee promptly decided not to sell.⁵⁶⁸ The St James Church Centre was developed in c. 1958-1959 by reconstructing the Sunday School Hall between the new site of the old church and the old manse and joining it to the latter. It appears that elements of both the former reconfigured manse remain, as well as elements of the Sunday school hall, albeit with a more modern brick front elevation, matching the brick cladding of the present St James' Church building.

6.1.3.1.5 West Street Site

For a number of years there had been discussion regarding the expansion of the St James Church or construction of a new building, as again, the church building was seen to be too small for the parish. It was decided that the church and hall would be relocated to the 2.5 acre site on West Street where the aforementioned manse had been for some years and where the construction of a new manse was in progress. In 1957, plans commenced for a new manse, which remains extant today. At a Building Committee meeting in April 1957, it was recommended, *"that the site for the new manse should be on the eastern side of the property facing West Street, but far enough back so as not to obstruct the possible site of a new Church"*.⁵⁶⁹ This recommendation was followed through with the present church manse built in 1958, located to the rear of the St James Church. The church building was physically relocated to its new site in January 1958, situated further towards the rear south western half of the site.⁵⁷⁰ The relocated c.1898 church has been morphed within a more modern building, with the western elevation providing evidence of the earlier building, with the four identifiable Gothic influenced church windows still evident.

The present day St James' Presbyterian Church was opened in August 1961 and was designed by architect Mr Arnold Neale, who also designed the modern church manse onsite.⁵⁷¹ The *Franklin Times* newspaper commented on the new St James' Church building stating:

"It was of a pleasing design- modern in styling, but still retaining traditional Church structure, that the erection of this very fine building was a landmark in the history of the

*town of Pukekohe, and the congregation were to be congratulated on their achievement".*⁵⁷²

The church building consists of grey brick cladding, a corrugated iron gabled roof, enclosed around a lower roofline on the east and west elevations. The front north and rear south roofline consists of an elongated gable. The green, yellow and clear glass panes are a dominant building feature. The side elevations also apply the use of multiple small glass panes. Its style is characteristic of early 1960s ecclesiastical design. The glass panes are a feature shared with the Wesley Methodist Church also built around the same time.



Figure 145. St James' Presbyterian Church -1962. FRA: I, 5 / Footprints 04880. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.



Figure 146. St James' Presbyterian Church today. Photo: AC, January 2014.

6.1.3.1.6 Pukekohe East Presbyterian Church

As early as June 1857, the Presbyterian Reverend Thomas Norrie visited the Pukekohe East area and held the first religious services in the home of Mr. Dearness.⁵⁷³ His son presented the site on which the church was built, with further land being gifted by Mr James Rutherford.⁵⁷⁴

In 1861, a temporary building was erected measuring 30 feet by 15 feet, with a small porch and belfry, and was unlined. All the timber was pit-sawn and the shingles on the roof were split totara.⁵⁷⁵ As well as serving as the first school building and church, this multifunctional building was also where the first municipal body, the Pukekohe East Road Board met, (established in 1862), technically making it the location of the first seat of local government in Franklin.⁵⁷⁶ (See *Governance* chapter, *Local Government* section).

A permanent church was constructed in the earlier months of 1863, which still exists today.⁵⁷⁷ At the time of its erection, the Pukekohe East Church was the only public building between Drury and the Waikato River.⁵⁷⁸ Within months of its construction, the church and site was one of several sites in the Waikato War conflicts. A stockade was erected and a trench dug around the church shortly after its completion as a protection measure. On 14 September, 1863, the church was attacked by a Māori war party and shots were exchanged. Reports indicate that about 50 Māori died in the battle and three of the local Pākehā settlers, with several more wounded.⁵⁷⁹ Several of the Māori killed are buried in the church grounds. A commonly quoted curiosity about the church relates to the bullet holes that the church and surrounding graves still bear from the 1863 attack. The wider site has high potential for material of archaeological significance.



Figure 147. Pukekohe East Presbyterian Church c. 1900- front and side elevation. Belich, J 1988: 276.(Cropped)

As a building of almost 150 years, adaptations and restoration work to the church has been necessary to ensure the longevity of the building. Originally, these alterations were intended to improve the layout and accommodate additional facilities, while more recently the works have been carried out in order to undertake conservation of both the building and headstones. In 1923, the first significant renovations were undertaken, whereby buttresses were erected and the flooring and weatherboards replaced where necessary. Three years later (1926), a vestry

was erected on the western end and electric lighting fitted. In 1957, the old vestry was pulled down and a 20 foot addition was built at the rear of the church, consisting of a new larger vestry and two Sunday school rooms. In 1980, the church was re-blocked and again re-roofed.

Through the 1980s and early 1990s, maintenance was minimal and the church became neglected and unused. From 1993, the need for care and maintenance of the church and surrounds was recognised, and the Pukekohe East Preservation Society was formed. In 1995, the steeple was damaged due to strong winds but was salvaged and rebuilt. In recent years conservation work has been undertaken on the headstones and general upkeep of the building.

The former Pukekohe East Presbyterian Church, cemetery and burial ground situated on Runciman Road is one of the most well-known historical landmarks in the wider Pukekohe area. It is one of the oldest Presbyterian churches in the Auckland region and provides a regionally rare example of an intact mid-nineteenth century wooden rural church of non-Selwyn style. The place is best remembered for its dramatic historical battle in 1863, but is also significant for accommodating the first Road Board meetings and functioning as the early local school, amongst other general community uses. It is currently the only scheduled church within the study area. (Scheduled *Significant Historic Heritage Place* (UID# 01502)). It is also the only place registered with Heritage New Zealand within the study area (Category II listed historic place since 1983).

There are no longer regular sermons, but occasional services and functions are held for special occasions. The building ceased permanent services due to a decreasing number of parishioners in the early 1990s. The church is still a consecrated building under the umbrella of the Presbyterian Papakura First Church. (Also, see *Governance* chapter, *Defence* section).



Figure 148. Pukekohe East Presbyterian Church today - front elevation and graves. Photo: AC, January 2014.

6.1.3.2 Other Presbyterian Influences

6.1.3.2.1 Presbyterian Services in Buckland

While Buckland has never had its own specific Presbyterian Church, the Church had a presence in the local Buckland community. In late 1910, Reverend Nixon from the Pukekohe Presbyterian Church (St James) began conducting a monthly service in the community hall in Buckland.⁵⁸⁰ Commencing in 1919 services were held in the Buckland Methodist Church⁵⁸¹ on the corner of present day Buckland Road and George Crescent. In 1942, an agreement was entered into whereby the two groups shared equally the cost of renovations and current expenses from time to time. The agreement made the church building available to the Presbyterians for five years, holding services on alternate Sunday afternoons.⁵⁸² Over time, the two parishioner denominations combined services until the closure of the church in c.1984.

6.1.3.2.2 Presbyterian Services in Puni

Newspaper records refer to a 'Puni Presbyterian Church' where services and Sunday school were held. This reference may well be in relation to the interdenominational church once on the corner of Tramway and Aka Aka Roads, built at the end of the nineteenth century. It was apparently not well utilised and was therefore sold, and presumably relocated,⁵⁸³ but the exact dates of when this occurred have not been verified through this survey. No known extant historic church building has been identified in Puni today.

6.1.3.2.3 Presbyterian Services in Paerata

In 1924, it was decided that services would be held in Paerata. However, as Pukekohe needed much of the Minister's time and attention, he was not to be away from St. James' Church more than two services in each month.⁵⁸⁴ The location of these services was not determined during this survey, but they likely took place in the old Paerata Community Hall. Paerata has not had a purpose-built Presbyterian church to this day.

6.1.3.3 Roman Catholic

6.1.3.3.1 St Patrick's Catholic Church, Pukekohe

St Patrick's, Pukekohe is the only Catholic Church within the study area. The Parish of Pukekohe was initially part of the Otahuhu and Onehunga Parish. The Parish dates back to February 1866 when the first baptism is recorded. Prior to 1880, the Parish stretched from Drury (Papakura) to Ohinewai and from Waipipi to beyond Ararimu.⁵⁸⁵

The first of the Catholic Churches was situated across the road from the present church location, on the highest part of the Catholic Cemetery site (on Seddon Street). The first church consisted of a very small building constructed of timber slabs with a nikau roof.

In 1879, the present site across the road was purchased and another church building erected, clad in kauri timber weatherboards with a shingle roof. In 1912, further additions and improvements were undertaken in the form of enlarging the floor area and replacing the shingle roof with iron.⁵⁸⁶ Forty years later in 1953, a much more extensive alteration was undertaken, which saw the church's footprint increase considerably.⁵⁸⁷ In the early 1960s, a brick clad church hall was erected. In 2010, the church structure that we see today was constructed replacing the earlier building.

The site is still closely associated with the convent site to the rear of the church, the St Joseph Primary School, and the Catholic Cemetery on the opposite side of Seddon Street, which collectively form a small religious enclave.



Figure 149. St Patrick's Catholic Church, Pukekohe, c. 1915. The Sisters of Our Lady of the Missions convent and convent school in the background. FRA: I, 5 / Footprints 04835. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

6.1.3.3.2 St Patrick's Presbytery (First and Second)

The original St Patrick's Presbytery was built in 1881, with plans prepared by builder Andrew Kenney.⁵⁸⁸ The presbytery was situated on an acre of land adjoining the church on Seddon Street, the site having been purchased for £50. This original presbytery was constructed of kauri timber from the Kauri Timber Company in Central Auckland.⁵⁸⁹ The site also included a stable and well. The total cost of the buildings and well was £300. The original presbytery was sold in 1914 and removed to a new site adjacent to the current presbytery. It no longer appears to be extant today.

The second and current presbytery was constructed in 1914. The presbytery was designed by locally prominent architect Mr John Routly⁵⁹⁰ who was known for the use of brick in his designs. The cost of the works was in excess of £1000, illustrating its reasonably substantial quality and craftsmanship. Father Malloy, the parish priest at the time was involved in the oversight of the new presbytery's construction. The presbytery was blessed and opened on 10 May 1914⁵⁹¹ with approximately 300 people in attendance.⁵⁹²

The building is a transitional brick villa, drawing upon some elements of the California bungalow style; with features such as the exposed rafters and a deeper pitched gable. Originally, the presbytery was framed by a spacious open verandah around three of its sides, with substantial concrete pillars and verandah floor. A brick clad addition was undertaken at the rear of the presbytery in c.1966 removing the rear verandah. While in part modified from the original design, the building can still be overall read and understood.⁵⁹³

Five additional detached residential buildings have more recently been established on the church site to the side and rear of the presbytery. The presbytery maintains a strong streetscape presence on a front site and maintains its use as an active presbytery associated with the parish. It is one of a small handful of brick villas/bungalows in the study area. Other known examples of this typology in the local area include the St Andrew vicarage (31 Queen Street) in the bungalow style, a brick residence at 12 Harrington Avenue and a further example on a rear allotment at 59 Queen Street.



Figure 150. St Patrick's Presbytery, Seddon Street. Photo: AC, January 2014.



Figure 151. Catholic land holding. Auckland Council GIS Viewer, 2010.

While specific locations are shown in the map above, much of the surrounding land in this portion of Seddon Street historically formed the Catholic landholding. A portion of the church land was subdivided off for housing in the middle of the twenty-first century. The lot between the cemetery and the school in 1922 was set aside as public road (however it is noted as not being in use) and now forms part of the school site. Furthermore, a large schedule Oak tree

(UID# 2170) at 124 Edinburgh Street, on the edge of the present convent site was reputedly planted in 1885 by a Sister at St Joseph's School, from the Institute of Notre Dame. The Oak tree is thought to have been from an acorn brought from England.

6.1.3.4 Anglican

Two Anglican worship centres form the Anglican Parish of Pukekohe. The primary church, St Andrew's Pukekohe and the smaller St Paul's Church in Buckland.

6.1.3.4.1 St Andrew's Anglican Church, Pukekohe

The first Anglican services were held in 1873 in the 'Paddock' school. This was a temporary arrangement for two years prior to the erection of a formal church. The first purpose-built Anglican Church was established in 1875-1876 opposite the present day Returned Services Association and public cemetery, some ten years after the Presbyterian Church was established.⁵⁹⁴ Today, a commemorative cairn and plaque identifying the location of the original church site, situated on the corner of Wellington Street and Fair Oaks Avenue serves as a marker and reminder for passers-by. The marker is on the Schedule of *Significant Historic Heritage Places* set out in the PAUP (UID# 01450) and serves as a reminder of the past.

A quarter acre site was purchased for £45 on Queen Street for the church hall. The church building was relocated by traction engine between January 1896 and March 1897.⁵⁹⁵ An addition to the church was undertaken in 1911.

Two acres of land adjacent to the church facilities were purchased in 1913. It was thought this additional land would be very suitable for a new vicarage and that a much larger church would be feasible with the additional area.⁵⁹⁶



Figure 152. Pukekohe Anglican Church building (former) in c. 1920. FRA: I, 5 / Footprints 04863. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

It took over twenty years for the aspiration of a much more substantial church building to reach fruition. World War I, the influenza epidemic and the Great Depression all took its toll, leaving

finances stretched. It was not until 1931 that construction of the new church building's foundations commenced, despite funds being stretched to proceed.⁵⁹⁷

The foundation stone was laid by Reverend Archbishop A.W. Averill, the Primate of New Zealand in August of 1931, with a time capsule placed underneath the foundation stone.⁵⁹⁸ Prominent local architect John Routly, who was also serving as mayor at this time, designed the church and Mr William Massey was the key builder.⁵⁹⁹ Approximately 85,000 bricks were laid in constructing the church, the red bricks coming from a brickworks in Waitakere and the interior bricks from Huntly.⁶⁰⁰ The buttresses were constructed with reinforced cores. An unusual feature for its time was the placement of the electrical cables underground, with no overhead wires to interrupt the appearance of the church and grounds.⁶⁰¹ The church was dedicated on 25 July, 1933 as a 'Thanks Offering for Peace'.⁶⁰² In accordance with its purpose, in 1952, a stained glass window in memory of those who made a great sacrifice in the two World Wars was installed on the east window, and can still be seen today.⁶⁰³ While some minor aesthetic changes have taken place, as can be expected and required, the church retains a high level of integrity both externally and internally.

A number of the interior features of the church were gifted by parishioners and others over time, and as memorials of remembrance. The church's interior configuration consists of a front entrance, nave and chancel, as well as small rooms off the chancel and an organ area. The interior consists of two gothic style stone arches in the chancel. The ceiling consists of stained scissor trusses supported by profiled timber corbels.



Figure 153. St Andrew's Church shortly after completion in November 1933. Sir George Grey Special Collections, Auckland Libraries, 4-6314.

6.1.3.4.2 Memorial Arch

A memorial arch stands as a proud and visible reminder of the local service men and woman who served in World War I. In September 1921, the St Andrew's Memorial Arch and Gates were dedicated by the Bishop of Auckland; the memorial gateway was donated by local resident, Mr Robert Bilkey.⁶⁰⁴ The arch is a feature on the site which was present prior to

construction of the present day church. (Also, see *Remembering the Past* section of this chapter).

6.1.3.4.3 Hall

Behind St Andrew's Church is the Reid Anderson Hall, named in honour of the Venerable Reid Anderson - vicar of the parish from 1965 to 1973 and archdeacon for the area. This hall is derived from portions of the previous St Andrew's Church building and was moved to this site from Wellington Street. The earlier church building was significantly modified, with the roof removed and replaced with a lower pitch to cover the extra twelve feet of width. Cloak rooms, a store room and kitchen were added across the rear. The hall today bears little resemblance to the former church building. Physically interconnecting with this is the Nora Brown Hall named in honour of a long-serving Sunday school teacher and parishioner.⁶⁰⁵ Negotiations were entered into with the Borough regarding the sale of land which at the time was occupied by the two halls. The land was required as part of the proposed ring road development within the town centre. The land was sold in 1975 to the Borough and the capital reinvested in purchasing the 5/8th acre section adjoining the vicarage section. This road realignment altered the original layout of the church site, including the halls, which were relocated to the rear of the church as opposed to the side of the church where they once stood.

6.1.3.4.4 Vicarage

The first vicarage site was located near the corner of present day Coronation Avenue and West Road. An area of three acres, extending from West Street to Victoria Street, was purchased in 1905 and a large house was constructed, which included four bedrooms, a large drawing room, a kitchen, a study and a walk-in pantry and scullery.⁶⁰⁶ The original vicarage was designed by architect Mr Edward Bartley and built by Mr J. W. Dixon of Drury.⁶⁰⁷ Upon looking to dispose of the property, the Vestry had hoped that the first vicarage site would sell as one lot. However, it sold in six half-acre sites. The survey has not been able to establish if this original vicarage building remains today.

The General Trust Board agreed to lend the Vestry £700 for a new vicarage. Tenders were called for the new vicarage and Mr. W.H Fausett's tender of £972 for a brick building was accepted.⁶⁰⁸ The architect Mr F.W. Mountjoy prepared the plans and the vicarage was constructed in 1914. The vicarage is set back on its site, with landscaping and open lawn in front and the church and hall situated to the side.⁶⁰⁹ Like the St Patrick's Catholic Presbytery, the St Andrew's Vicarage is also a one storey brick villa built in c.1914 with several similar design attributes.



Figure 154. St Andrew's Vicarage - residing directly next to the church. Photo: AC, January 2014.

6.1.3.4.5 Services in Paerata

Services in Paerata commenced in 1921, first being held in the Railway Goods Shed. When the Paerata Hall was opened in March 1922, services for several different denominations were held in the hall. In c. 1925 a quarter acre site was purchased within Paerata for an Anglican church, this land being situated opposite the Paerata School, overlooking the Paerata Dairy Factory. The construction of a church building however never did eventuate. The first section was exchanged with the Paerata Dairy Company for a half acre section on the main Paerata Road, near the former Whyte's Bacon Shop (location of which has not been determined through this survey to date). This site too was sold in the mid-1970s.⁶¹⁰

6.1.3.4.6 Services in Puni

Anglican services first began in Puni in 1915. There is little reference to these services except to say they were held in the 'Puni Presbyterian Church', the exact location of which has not been ascertained, but it is likely reference to the former interdenominational church on the corner of Tramway and Aka Aka Roads. Later services were held in the Puni Hall, until September 1957.⁶¹¹

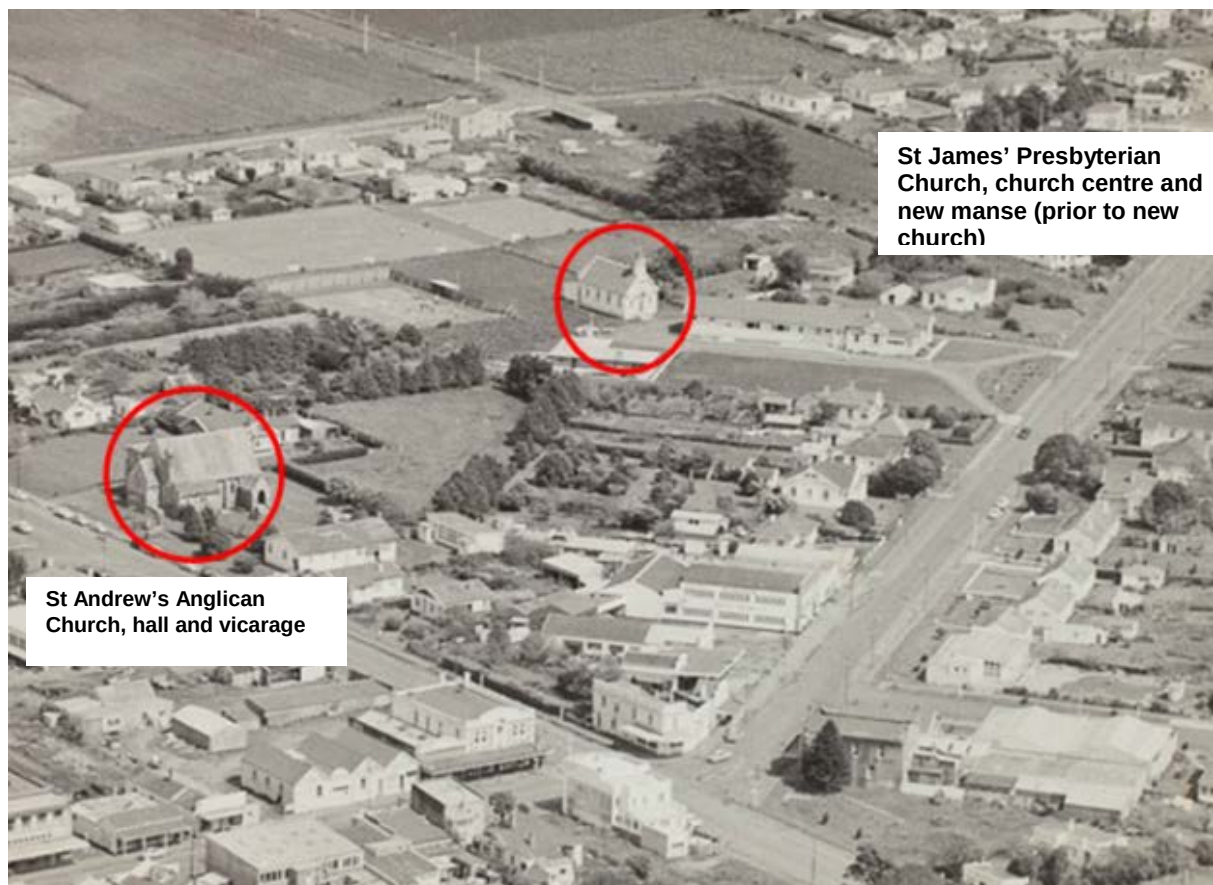


Figure 155. Aerial view of Pukekohe late 1950s. AL. FRA: I, 5, Footprints 03143. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

The above image illustrates in the foreground where Seddon Street and West Street previously intersected in the middle of the century. St Andrew's Anglican Church, halls and vicarage can be seen on Seddon Street to the left; St James' Presbyterian Church, church centre and manse area visible halfway along West Street, having been relocated from the intersection of King, Queen, West and Seddon Streets two years prior. The Pukekohe Wesleyan Church is just out of view directly across the road from St Andrew's. At this time, the road alignment had not yet been altered around Wesley Street or West Street.

6.1.3.4.7 St Paul's Anglican Church, Buckland

There was originally no direct road between Pukekohe and Buckland as swamp stood as a physical barrier. The only linking road went over the hill to the west of Buckland, which was where the Anglican Church was located at that time, near the public cemetery on the corner of present day Wellington and Ward Streets. In 1895, the people of Pukekohe decided they wanted the Anglican Church moved closer into King Street town centre, meaning that the parishioners from Buckland would have to either travel a greater distance or go over the swamp land. The parishioners residing in the Buckland area decided to build their own church.

By March 1897, Sunday services were temporarily held in the Buckland School. In 1898 Messrs Bluck and Wilcox were asked to find a suitable location to erect a purpose built church and a subscription list was opened.⁶¹² From this St Paul's Church was conceived, being constructed during 1899-1900. The site was purchased from a Mr. Barker for £10.⁶¹³ Tenders were called for the erection of the church by architects Messrs Mitchell and Watt.⁶¹⁴ A builder, Mr G. Revell of Tuakau was engaged to construct the church as well as assistance from Fausett.⁶¹⁵ Architects, John Mitchell and Robert Martin Watt were in partnership in Auckland by 1892. They are best known for their work as architects for the Auckland Education Board, but have also carried out other notable works, such as the Mt Eden Congregational Church (1900), built at a similar time to St Paul's in Buckland.⁶¹⁶

The timber used to construct the church was heart Kauri, still plentiful at that time, and the timber was hand dressed onsite. The total cost of construction was £220. The foundation stone was laid on October 13th 1899 and was officially opened on March 23, 1900.⁶¹⁷

The exterior of the church has seen minimal alterations other than those necessary for general upkeep, and the building retains its original form. One feature however, that has seen several reincarnations is the spire, having had three in the building's life time so far, but still remaining sympathetic to the original. By c.1949, the original high spire was in need of replacement. Lack of funds meant that a temporary spire was erected, and remained until the 1960s when the cap was replaced with a spire similar to the original, however not quite as high. Other modifications include the metal tiles which were laid over the original corrugated iron in 1975.⁶¹⁸ Some parts of the building have also been re-blocked.

The curtilage around the church has changed slightly, originally a white picket fence and gate stood on the front boundary, today a steel framed and concrete base fence lines the front perimeter, with steps leading up to the front entrance. An area of land to the rear of the church building was purchased in 1911. However, in 1936 with the church not having made any specific use of it, the Central Vestry of Pukekohe Parish sold it for £75.⁶¹⁹ A vacant allotment consisting of lawn is present to the north of the church, while to the south and west is Buckland School. The church is visually open to the road and there is no roadside footpath leading to the front entrance of the church site. St Paul's continues as a functional church, with services two Sundays per month.⁶²⁰ The church illustrates ecclesiastical design reflective of the turn of the twentieth-century as well as the cohesion of the small Anglican community of Buckland to develop their own place of worship, separate to Pukekohe. It is the second oldest extant church in the study area. While Pukekohe East Presbyterian Church still carries out occasional church services, it does not maintain an active parish, making St Paul's the oldest operating parish in the area.

Historically, St Paul's Church had a close relationship with the nearby former Harrisville Mission Hall, located in a small settlement near Tuakau, just outside the study area. Though the hall had been financed and built by the whole district it had always been controlled by the Buckland Anglican Church Parish. The hall was built in c.1900 on the corner of Buckland and Tuakau Road on land gifted by Mr T. Collins. It continued as a Sunday school and sometimes a church until the 1940s, with the advent of the motor vehicle it became easier to travel further

distances and the hall was seen to be surplus to requirement. The Harrisville Mission Hall was sold at half its value to the Tuakau Parish to recompense them for their share in the building and it became their parish hall. The section was also sold and the funds were put aside to be used by St Paul's Parish for capital purposes and in memory of the early settlers of Buckland and Harrisville.

Figure 156. St Paul's- then and now



St Paul's Anglican Church, photograph taken at a time when the church belfry had a much steeper pitch. Sir George Grey Special Collections, 4-6336.



St Paul's Anglican Church front elevation. Photo: AC, January 2014.

6.1.3.5 Methodist Church

6.1.3.5.1 Pukekohe Wesley Methodist Church

The Wesley Methodist cause was established in the Province of Auckland as early as 1843, with a preaching service at Pukekohe East (then referred to as Pukekohe) being documented in 1859. Methodism was noted in the nearby settlement of Waiuku area prior to the New Zealand Wars, but it was not until the War ended that the faith was established in the Pukekohe area.

A total of three Methodist churches of historical thematic interest are present in the study area today. The former Buckland Methodist Church (1904), William Henry Memorial Chapel (1929), and the modernist Pukekohe Methodist Church (1960). The presence of these three separate churches illustrates that the Methodist Church has had a significant historical association with the Pukekohe area.

6.1.3.5.2 Methodist Circuits

The Franklin Methodist Circuit (Pukekohe—Waiuku) was constituted and services began to be held in Mauku, Linwood and Drury. With the appointment of Reverend S. J. Garlick in 1877, the residence of the minister was shifted from Waiuku to Pukekohe as it was more central for

the effective working of the circuit.⁶²¹ With the continual growth of the district, and for more effective work, it was found necessary for the Franklin Circuit to be divided. The division was made by conference in 1915, when the Waiuku and Pukekohe-Bombay Circuits were constituted.⁶²² During the next 20 years, Methodism flourished in the Pukekohe-Bombay area and in 1935, it became necessary for a further division, so a separate Pukekohe Circuit and Bombay-Tuakau Circuit were established.⁶²³

6.1.3.5.3 Earlier Methodist Churches

Like the Anglicans, the Methodists were able to use the Presbyterian Church during the early days of the Paddock Settlement. The first Methodist Church was opened June 16, 1878, situated on Queen Street, midway between the Harris Street and Ward Street corner. As was the case with all the other denominations, it became evident that a more centralised location was needed, given that the commercial hub had moved to King Street and its surrounding streets. The church purchased five acres on Queen Street in 1883, and by 1891, the church building was relocated onto the section, with the building's size increased. In 1894, the old church site was sold with proceeds going towards the erection of a porch on the relocated church building.⁶²⁴ In 1918, a vestry was added to the church and in 1930, the bible classroom was enlarged.



Figure 157. Former Methodist Church, surrounded by a white picket fence with the primary school next door on the right under repair. N.d. between c.1918-1930. ATL 1/2-001333-G.

In 1941 the need for homes in the area was evident, and the State Advances Corporation approached the trustees regarding the purchase of some of the land. The land was sold for £1,400 and a provision was made that the new road in the subdivision be named Wesley Street⁶²⁵ after its association with the church. A portion of the one storey brick State Advances residences (now Housing New Zealand) remain on Wesley Street today. (See *Building the Place* chapter, *Residential Development* section).

6.1.3.5.3.1 Present day Pukekohe Wesley Methodist Church

In September 1955, a special meeting of the congregation was held to consider building a new church. In April 1959, the foundation stone was laid by Reverend. G.H.R. Peterson with the building opened on 29 October, 1959. At this time, the former church was used as the Sunday school.⁶²⁶ The modern ecclesiastical design applies brick cladding, and similar paned window glazing as St James Presbyterian Church. A striking feature is the tall bell tower with crucifix. The site is adjacent to St Andrew's across the road, forming a small religious enclave, both situated on prominent corner sites near town.



Figure 158. Left-Front elevation of Wesley Methodist Church 1962. FRA: II, Footprints 04883. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

Figure 159. Right Front elevation of Wesley Methodist Church. Photo: AC, January 2014.

6.1.3.5.3.2 Pukekohe Wesley Methodist Parsonage

A one storey, timber square front villa originally functioned as the parsonage. The parsonage was built in 1883 on five acres of land, and in 1900 a further two rooms were added, at a cost of £37. The parsonage was to the design of well-known Auckland architect, Edward Bartley, who called for building tenders in April 1882.⁶²⁷ In 1927, the parsonage was relocated across to the other side of Wesley Street to its present site, where it remains as part of the wider church site.⁶²⁸ Today however it functions as a commercial premise on the edge of the Pukekohe town centre. The former parsonage serves as a tangible association with the former Victorian/Edwardian Methodist church once onsite and physically remains on the wider Methodist church site.

6.1.3.5.3.3 Buckland Methodist Church

Monthly Methodist services in the nearby St Paul's Anglican Church commenced in May 1900. By 1903, it was decided to build a specific Methodist place of worship in Buckland. The selected location was on the corner of Buckland Road and present day George Crescent. Trees were given by local farmers to be milled and used in the construction of the building. The foundation stones were laid by Messrs S.J Ambury senior and L.W. Jones on 4 April, 1904, and the church formally opened in June of that year at a cost of £240.⁶²⁹ While originally constructed for the local Methodist community, the Presbyterian's in Buckland began holdings services in the church in 1919.⁶³⁰ Changes to Wesleyan Church and Associated Buildings over Time

The church has seen physical changes over time. Shortly after construction, in 1905, an attached Sunday school room was added at the rear of the church. An 18 square foot vestry was also added in 1917.⁶³¹ In 1957, the Sunday school activities were restricted by a lack of accommodation, and an extension of 10 feet at the rear of the church was undertaken.⁶³² A few years later in 1962, the church undertook more extensive renovations with the works carried out by local builder Chas Miller.⁶³³

In proceeding years, parishioner numbers began to dwindle, with the Methodist and Presbyterian congregations migrating to the Pukekohe denominational churches. Regular preaching took place up until 1981, and by 1984, the church was formally closed.⁶³⁴

The church building was sold and generally remained abandoned and unused in the mid-1980s to early-1990s, other than short periods of use, with its first owner using it briefly as a residence and storeroom. In 1993, the site was restored and fully adapted for modern residential occupation. As part of the conversion works, the entire building was shifted one metre from the street boundary. The foundation stone is still a feature of the building, located on the corner beside the porch. While set back from its Buckland Road frontage, and concealed with vegetation, the former church has local landmark presence on the main Buckland Road. It is also situated in close proximity to the remaining house and former Millington Store and residence next door and the nearby historic St Paul's Anglican Church. The former church serves as a local reminder of the history of Buckland, despite no longer carrying out its original building function.

6.1.3.5.3.4 Wesley Methodist College- William Henry (W.H) Smith Memorial Chapel

Wesley College has functioned from its Paerata Road site since 1922. The school itself dates back much further to its former Three Kings site and prior to this a site in Grafton. A few years after the construction of the initial schoolrooms and dormitories, a grand chapel was erected on the school grounds. The funds for a hospital building had been gifted by Mrs Marianne Caughey Smith in 1927, and to further this gift of generosity, in September 1927, Mrs Smith offered to fund a second building in the form of a chapel, in memory of her late husband Mr W.H. Smith.⁶³⁵ The Chapel was designed by architect E.A. Pearce and was officially opened on 23 February 1929.⁶³⁶

The *Auckland Star* newspaper described the building as having been constructed:

*'In the Gothic style in red-pressed brick, with facings of Oamaru stone. Much thought has been given to the details of the interior fittings. The lectern, electric light fittings and certain furnishings were specially selected by the late Mr. H.P. Caughey [former Chair of the Wesley Trust Board] on his visit to England. All the woodwork has been carried out in oak to tone with the impressive timbered oak ceiling.'*⁶³⁷

As referred to in the newspaper article extract above, the chapel is predominantly of red brick construction, while also incorporating elements of Oamaru stone detailing. The roof is slate. Towers are present at either side of the front eastern elevation, and a series of panel buttresses run along both the northern and southern elevations of the structure, with a polygonal apse (recess covered with a hemispherical vault) is situated at the rear of the church. The rear elevation is not void of detail, appearing much like a second frontage. Many of the chapel's architectural elements are in the Gothic Revival style, and this is particularly evident in the double Gothic arch, lead lighted, steel frame windows present on all four elevations of the building.

The chapel remains largely intact albeit small alterations which are overall sympathetic. Examples of minor changes to accommodate modern church practices include a front portico to provide shelter and internally, a mezzanine has been added and the original wooden pews have been removed. However, as with the building's exterior, overall the original building can be well read. The chapel is Paerata's grandest and most notable architectural landmark. Situated on a slight ridge it is visible from beyond the school grounds from Paerata Road. A comparative example of another chapel with similar design features and background context in the wider Auckland area is the Anglican King's College Old Boys' Memorial Chapel at King's College, Otahuhu. (Also, refer to *Education* section of *Ways of Life* chapter).



Figure 160. Aerial view of Wesley College in c. 1956-60. Whites Aviation - Courtesy Madsen, C private collection.

Chapel in left of image with rest of school complex in foreground. A large row of trees once line the centre of the site.



Figure 161. Front elevation of Chapel. Auckland Libraries: Record ID 4-2671-22. Classification No. 995.113 P12.



Figure 162. Front elevation of Chapel. Photo: AC, December 2013.

6.1.3.6 Other Denominations and Places of Worship

6.1.3.6.1 Baptist Church

Baptist services were not present within Pukekohe until 1927, and for a few years were held in the Masonic Hall on Hall Street.⁶³⁸ A formal church was constructed in 1929, opening on 12 May. The section was purchased from the Duncan Brothers (a well-known local building construction and development company) at a cost of £250, and was located on the corner of Victoria and Seddon Streets. Additions were undertaken to the building with a wing and vestry added at later dates. A detached timber youth hall was built by Mr Fred Blandford, opening in 1946.⁶³⁹ From the photographs it is evident that the front elevation has been subject to modification with the introduction of an extended front entrance, resulting in a loss of the original arch pediment and one of the front windows and entrance.

A new Franklin Baptist Church commenced construction at a new location on Victoria Road in 1987, where the parish now worships. The former church building was demolished in 2013 under the ownership of the next denomination to occupy the church, the Pukekohe Reformed Church.

6.1.3.6.2 Reformed Churches

The Reformed Churches of New Zealand were officially established in 1953. The most recent place of worship for the Pukekohe Reformed Church has been in the former Baptist Church, which has recently been demolished in August 2013 in favour of constructing a modern worship place on the site. The Pukekohe Parish is one of six in Auckland and one of 19 in New Zealand. The former church had some landmark presence on its corner location.

6.1.3.6.3 Revival Mission

The Pukekohe Revival Mission commenced worship in 1943 with services held in the Odd Fellow's Hall on Harrington Avenue. As numbers increased, its own purpose built church was erected with a section purchased in 1950 on West Street. Construction of the church began in 1951 and opened Easter of 1952. A manse was also built, the exact location of which has not been established through this survey.⁶⁴⁰ Today it appears the former Revival Mission church operates as the chapel of a funeral services business.

6.1.3.6.4 Salvation Army

A Salvation Army presence has been in Pukekohe since 1892. Open-air services were held at the intersection of West, King, Queen and Seddon Streets. The first house occupied by the Army officers was situated on Seddon Street where the present Countdown (formerly Woolworths) supermarket is located. At that time, a site was purchased on the corner of King and Edinburgh Streets and a church hall constructed for worship and gathering. This site was reasonably short lived as it was subsequently purchased by the Union Bank of Australia and the hall was shifted to the corner of Edinburgh and Tobin Streets. The dwelling on this site had previously been moved along Tobin Street and then used as the living quarters of the officers. These facilities have since been updated, making the present church building on Tobin Street of limited historical interest. The Salvation Army Hall was demolished in 1982.⁶⁴¹

6.1.3.6.5 Victoria Street Assembly

In 1922 a New Testament Assembly commenced worship in Pukekohe. It was not until the mid-1950s however, that a purpose built place of worship was built. A gospel hall was constructed on the corner of Victoria Street and Montgomery Avenue. This building now functions as the Kingsgate Christian Primary School. Whilst not an ornate building, it is an illustrative example of a mid-century utilitarian church in the area, and also illustrates the growth in both denominations and places of worship.

6.1.3.7 Other Places of Worship

Despite an Indian and Chinese population in the Pukekohe area since the early to mid-twentieth century, no mosques or temples are present directly in the area. A contemporary mosque is, however, located outside the study area in nearby Bombay, as well as a Buddhist monastery, reflecting the Indian and Chinese market gardening community in and around the wider area. While the Nehru Hall is not specifically a place of worship, it has carried out this role at times in the past. It is likely that private residences were used as a place of worship by the Indian and Chinese market gardening communities.

Today, Pukekohe has several new places of worship. For example, a Mormon church –The Church of Jesus Christ of Latter Day Saints is present on Princes Street (, a Jehovah's Witness church on Princes Street West and Ratana Church on Montgomery Avenue. Traditional Christian churches remain the dominant place of worship in the area however; more recent denominations and religious beliefs are now present in the twenty-first century Pukekohe community.



Figure 163. Church of Jesus Christ of Latter Day Saints, Princes Street. Photo: AC, January 2014.

Pukekohe's churches

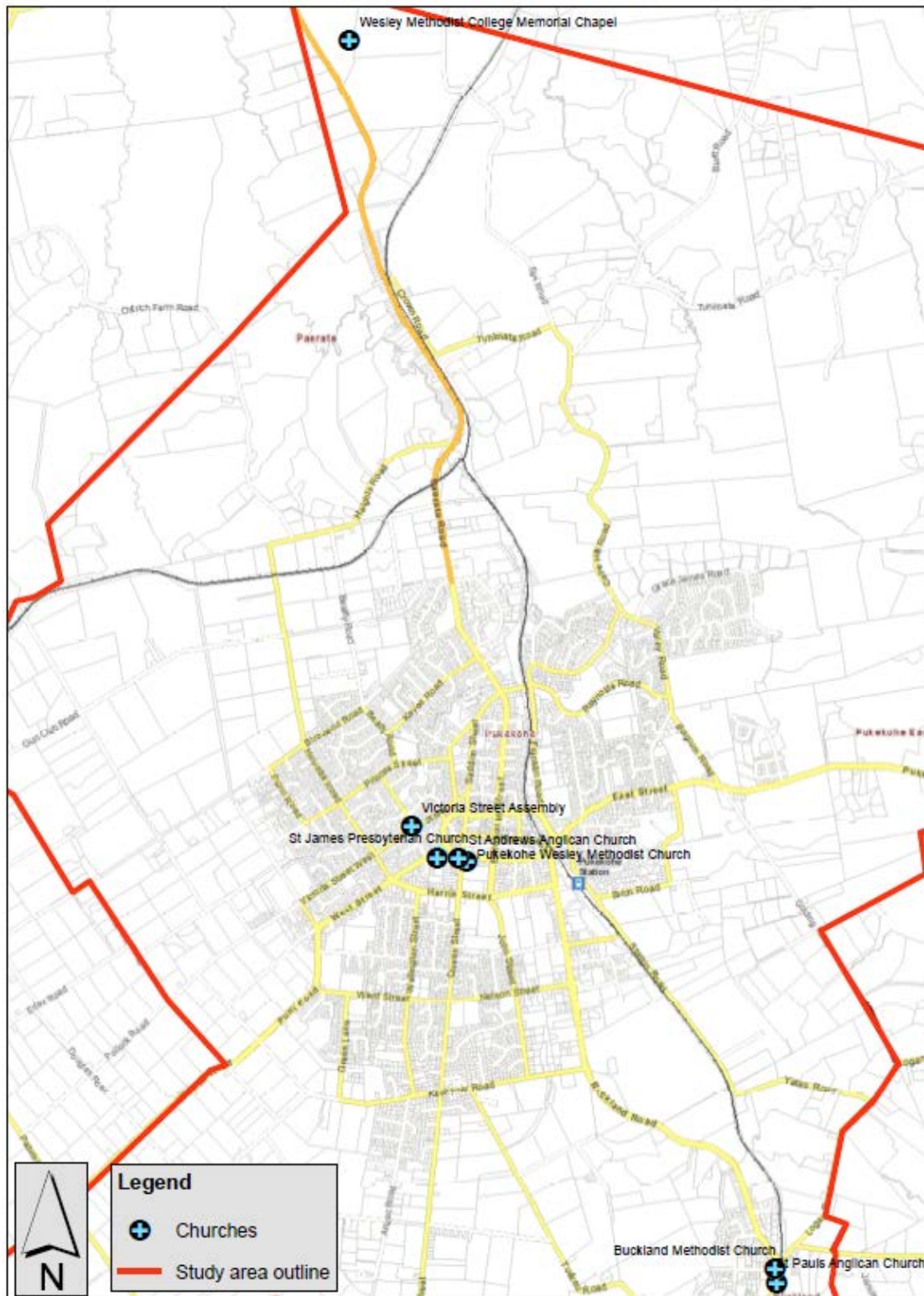


Figure 164. Location of extant churches of heritage interest in the study area.

6.2 Education

The focus of this theme is the educational facilities that have historically developed in the Pukekohe and surrounding study area. Whilst there have been a number of school buildings constructed and used in the area over time, this chapter aims to focus primarily on those with remaining extant buildings of historical interest. Historic schools in the study area are likely to be significant as community institutions and may represent the development of previous or new educational theories and trends; they can also provide evidence of migration patterns or other social changes. School buildings are often architecturally significant, many early schools were buildings designed by prominent architects, and serve as visual landmarks that the community identify with.

The New Zealand education system has significantly developed adapted and changed over the past 150 years. Education has played an important role in communities as learning centres, and at a social level as a community junction point. In many instances, the first schools in the Pukekohe area and across Franklin, like many districts in New Zealand, were set up in church buildings or community halls as multifunctional structures. When means became available and space too scarce, purpose built structures were then constructed. Over time, additional buildings to accommodate growing rolls and changes in teaching and learning practices resulted in significant changes to many of the school buildings. Only a small number of the pre-World War II era education buildings remain today within the study area.

6.2.1 Pre and Primary Schools

6.2.1.1 Context

Ten years prior to the establishment of the state school system in 1877, the *Natives Schools Act of 1867* was established, specifically for the education of the Māori population. Schooling became compulsory for Māori children in 1894. Nationally there was a trend during the initial years towards establishing the Native Schools in areas where Māori had been neutral or 'friendly' during the New Zealand Wars.⁶⁴² As this was not the case in the Pukekohe and surrounding areas, with land confiscations and the departure of the Māori population from the area after the confiscation of their land, it appears unlikely that a native school was established in the late nineteenth or twentieth century in Pukekohe or its immediate surrounds. Further research, may establish details to the contrary.

The *Education Act of 1877* was significant in that it allowed free, compulsory state education for children between the ages of seven and 13. This led to a programme of school construction across the country. Early schools to be established in the study area were the Pukekohe East School (est. 1863), Pukekohe West School (est. 1868), followed by Puni School (est.1877) and Buckland School (est. 1893). Paerata did not develop its own school until the early 1920s.

As with a number of early occupation sites, school sites occupied prior to 1900 may have potential for archaeological material (primarily below the ground surface), demonstrating the ways of life and tangible links to the education system and ways of life prior to the turn of the twentieth century, even where earlier school building or structures no longer remain, but the grounds surface has not been significantly disturbed.

6.2.1.1.1 Pukekohe Free Kindergarten/ Pukekohe Central Kindergarten

Pukekohe had no early, formal purpose built kindergarten facilities. The responsibility to educate children under primary school age fell on the parent or guardian. It was not until March 1946 that a public meeting was held to establish a committee to form the Free

Kindergarten in Pukekohe. In the meantime a private kindergarten was run from the Pukekohe Presbyterian Hall, on the corner of West and Seddon Streets. A section of land was donated to the Kindergarten on Harrington Avenue by the Borough Council for the purposes of erecting a building suitable for junior education. This land was originally donated to the Town Board by the Kennelly family. The official opening took place on 13 March, 1954. The building remains as a functioning kindergarten today.⁶⁴³ A number of kindergartens, pre-school and childcare facilities are present across the community today, illustrating the changing recognition of the importance of early childhood education in communities.

6.2.1.1.2 Pukekohe East Primary School

The Pukekohe East School commenced on 27 January, 1863, and for the first few months lessons were held in a temporary building in front of the church under construction. When the church opened on 5 April, 1863 teaching then commenced in the Pukekohe East Presbyterian Church for the next 17 years until it could no longer service the school's needs, and a separate school on the adjoining parcel of land on Runciman Road was constructed.⁶⁴⁴ In 1878, £30 was sought for a public school building and the following year the present site was purchased from Mr William Sharp for £25. Mr. H Jones was the contractor who built the school for a sum of £363. School plans from the 1880s era were drawn up in England which is thought to explain why the school building originally faced south. The school building was erected and in use by 1880.⁶⁴⁵

There were buildings directly associated with the school building, namely the teachers' residence which was constructed just after the school building in 1881. The teacher's residence was utilised as such until 1959, whereby it was sold by tender for removal and a new residence constructed.⁶⁴⁶

6.2.1.1.3 Changes over Time

For a number of years the school building remained relatively unchanged. However, by 1938 there were increasing roll demands and the need to accommodate additional students. Due to the scarcity of funds, materials and skilled labour during the Second World War, only internal partitioning was undertaken. It was after World War II in 1947, that substantial alterations took place, with the school building being remodelled. As part of these works the porch was removed, chimney taken down, the building was re-orientated and re-blocked, a new floor was laid on top of the old floor, as well as the addition of a teacher's room and new porch. The fenestration detailing was also modified, with the old windows taken from the ends and clad over, while new windows were put right along the northern side.⁶⁴⁷ In the late 1980s, the interior spaces were further altered for the purposes of the pre-school, the hallway was removed and the large cloakroom space was cut in half. A baby's room was built and a kitchen replaced the boy's toilets. The two toilets in the girls' area became the new play centre toilets and opened directly off the play area. The old doorway area was sealed and converted to a hand held shower unit. An outside playground was also installed right next to the building.⁶⁴⁸

While the school building has been physically altered from its original form, part of the building can still be read as an earlier building. The school building serves as a tangible link to the past for the Pukekohe East area and is of most significance for its historical and social associations, given that the building's physical fabric has been significantly altered. The school building also holds a level of value for its contextual significance in relation to the nearby extant and iconic Pukekohe East Presbyterian Church, which functioned as the community's school room before the school building was built.

Over time additional buildings were added to Pukekohe East School (now known as Pukekohe East Primary School). In October 1987, the Department of Education decided they no longer wished to maintain the original school building. The Pukekohe East pre-school committee lobbied for occupation of it on a part time basis. In March 1988, the building was vested in the

community, under an elected committee who were responsible for raising funds for the upkeep of the building. Today the building still carries out an early childhood education use as the Pukekohe East Play centre.

Pukekohe East School- then and now



Figure 165. Original orientation of Pukekohe East School, pre 1947 - exact date of photograph unknown. Stone, 2005.

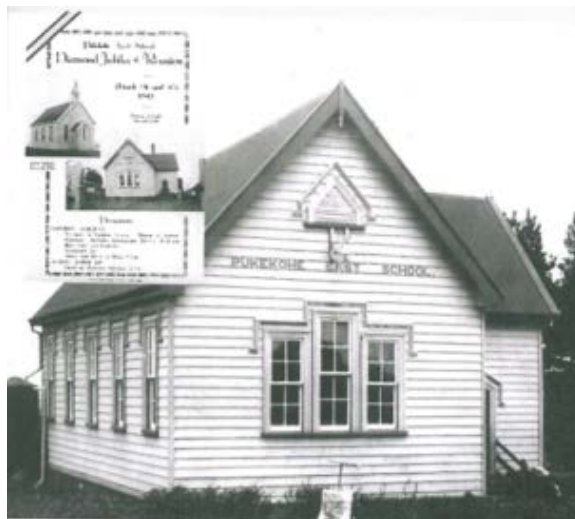


Figure 166. Pukekohe East School, exact date of photograph unknown (pre-1947). Stone, 2005.



Figure 167. School building while being reorientated c.1947. Stone, C 2005.



Figure 168. Present day appearance of school building - 2013. Photo: AC, August 2013.

Today this area, in the vicinity of where the school once stood, forms part of a residential area consisting of an eclectic mix of post 1920 through to recently constructed housing, with a small market garden on the corner of Queen and Nelson Streets. As discussed in the *Building the Place* chapter- *Residential Development* section, this earliest European settlement area consisted of very basic building stock, utilising the buildings materials readily available. As these were quite temporary buildings none are known to remain in this location today.

In 1904 a new site of five acres was purchased closer to the town centre and in the following year the school was relocated to the new site and remodelled. A fire destroyed the main school block in 1909. The nucleus of a new building was constructed in brick the following year. The new block consisted of four classrooms, a headmaster's office and a teacher's room. ⁶⁴⁹ By 1913 additions had been completed and the block expanded. ⁶⁵⁰ The detached two-room wooden block building was used for manual training. In addition four acres from the Defence Reserve was secured at that time.

The school continued to grow in numbers, and difficulties in accommodating the number of students within the buildings persisted. It was decided to establish a separate high school (as opposed to its Manual Technical School status) and convert the buildings for use as an intermediate school.⁶⁵¹ This piece of land therefore became what is today the Pukekohe Intermediate School, located in the approximate location but occupying a much larger land holding. The school site was originally situated directly next to the Wesley Methodist Church site in the vicinity of Wesley Street and Queen Street. Today the intermediate school covers a larger area with a frontage to both Queen and Edinburgh Streets, with the schools playing fields bounded by Harris Street. The modern complex does not appear to have any early buildings onsite.

6.2.1.1.4 Pukekohe West Public School (Former)

Pukekohe West Public School was established in c.1868 and was the first school in the Paddock Settlement area, which spread across approximately 50 acres of land in total.⁶⁵² The Pukekohe West Public School building was a 20 foot by 16 foot sawn timber structure with shingle roof and dirt floor. Alongside its use as the local school, it was also the drill hall, Presbyterian Church and general meetinghouse.⁶⁵³ The conditions were less than ideal for a school but the settlers did what they could with the resources available at the time. The building stood on the highest site on Nelson Street, adjacent to the site where later the first Presbyterian Church was erected.⁶⁵⁴

In 1874 a new purpose built structure consisting at first of one room and a porch was built on a five acre piece of land, with the land classified as a school reserve. The school was located adjoining to the present cemetery on the corner of Queen and Ward Streets. The following year a teacher's residence was erected adjacent to the school. Records indicate that the site was an old redoubt constructed by the settlers as a defence against a possible Māori attack during the New Zealand Land Wars. There have been no records located to suggest that any conflict actually took place in this specific area.

Today, no above ground visual cues indicate the occupation of this area as the original European settlement of Pukekohe (West), other than an interpretative rock marker and plaque indicating the original site of the church. The marker is located in front of 70 Nelson Street, and is scheduled as a *Significant Historic Heritage Place* in the PAUP (UID# 01539).

6.2.1.1.5 Puni School

In November 1877, the Education Board purchased two acres of land from Mr F.S Gregory for £16 as a site for the proposed school on Waiuku Road. Plans were drawn and tenders for the erection of the building were called for. In 1878, Messrs Mellsop and Flood submitted the only tender received. An additional site of two acres for a school teacher's residence was also purchased adjacent to the school site. The school's original building(s) no longer remains. In 1916 a new Puni School building was erected as the former building was destroyed by fire the year prior.⁶⁵⁵ The second school building consisted of two rooms and was smaller than the one it replaced. However, by 1935 with an increased roll, reaching over 90, plans commenced for additional space. The build was undertaken by Pukekohe builder, Mr William Massey. The 1916 building was re-orientated and a further 22 foot by 22 foot room was added, as well as a teacher's room and alterations made to the porch and corridor. In 1958, the Puni School was again significantly altered with new additional buildings and further reconfiguring to the earlier school block. No intact early school buildings remain. However, the school site has a longstanding historical association within the Puni community over the years.⁶⁵⁶

6.2.1.1.6 Buckland Primary

Buckland School was opened in 1893 after much debate about where it was to be sited. In its early years it was used for all social functions and church services in the Buckland community (before the opening of St Paul's Anglican Church in 1900 and Buckland Methodist Church in 1904). Children in the area had previously attended the Harrisville School a few kilometres away in between Buckland and Tuakau. The original Buckland School building was extended in 1920.⁶⁵⁷ The early Buckland School building no longer remains today, replaced by newer school buildings over time on the portion of land in front of the former school. A head master's residence was also built next to the school building; however it too is no longer present. The construction of a new school building(s) commenced in 1974. The new school in its new position (slightly forward on the same wider site) was officially opened by Bill Birch in April 1976.⁶⁵⁸

6.2.1.1.7 Paerata Primary School

The people of Paerata had requested a school as early as 1906, but had been turned down by the Auckland Education Board. Instead, children living in the Paerata area were expected to travel by train to Pukekohe for their schooling or attend the school some distance away in Karaka that had opened in 1903.⁶⁵⁹ Paerata School opened in August 1921, on land donated by local landowners. At first, the school was located in a temporary building, which was little more than a shack. A new school building was eventually opened in March 1924 on the current site, adjacent to the dairy factory.⁶⁶⁰ Some elements of the school building from its earlier days remain however; it has seen numerous alterations over time. The establishment of the dairy factory provided a catalyst for a school to be established within Paerata, given the resident population increased with the presence of the factory from 1924.

6.2.1.1.8 Pukekohe Māori School (Former) and Pukekohe Hill Primary School (Present)

In the 1940s and 1950s there was a reasonably significant Māori population in the area. This was primarily due to the market gardening labour drawing Māori to the area for work. The Māori School situated on East Street in Pukekohe was a late example of the establishment of a Māori/Native School. By the time the decision was formalised to have a Māori School in Pukekohe, further afield across New Zealand discussion was starting to take form regarding the phasing out of Māori Schools (known as Native Schools until 1947 and thereafter referred to as Māori Schools) and their transfer to regional education boards. Māori schools were formally abolished in New Zealand in 1969.⁶⁶¹

Until 1951, the immediate central Pukekohe area was served by a single public primary school, alongside a Catholic convent primary school. As the Māori population increased so too did the Māori roll at the public school. However, in the 1930s and 1940s racial difficulties arose which gave rise to agitation for a separate primary school for Māori pupils. The School Committee made several requests to the Auckland Education Board for a separate school for the Māori population, with its requests declined. For example, in 1945, separate toilets were 'reserved' for Māori pupils and the Māori children were not permitted to use the school pool other than on a Friday afternoon, just before it was emptied.

In late 1945, with agitation increasingly prevalent the decision to go ahead with the separate school was granted by the Education Board. The majority of both Māori and European parents in the area supported the establishment of a separate Māori school, although not necessarily for the same reasons. The school was established with the intention of teaching and improving health and sanitation, domestic duties, alongside the general curriculum and focused on Māori culture and practices. Māori Princess Te Puea approached the New Zealand Government requesting that a native school be built in Pukekohe.

The Māori School was not opened until 1952 as difficulties arose in finding a suitable site outside the residential areas of the Borough, as there had been push back from some Pāheka residents. The school was officially opened on the 26 May, 1952. It was short lived, functioning as the Pukekohe Māori School for only nine years. Racism was still outwardly apparent in the Pukekohe community up until the 1960s; however, thereafter a movement away from its acceptance gained greater force. Upon the schools closure in 1964, the site was promptly converted to Pukekohe Hill School⁶⁶² re-opening on 1 February, 1966,⁶⁶³ and which today remains as one of the areas public primary schools (also see *Ways of Life- Community Facilities*).

6.2.1.1.9 Kōhanga Reo

Kōhanga as a nationwide movement was established in 1981 by the Department of Māori affairs (later Ministry of Education). Kōhanga re-established education with a Māori baseline into the twenty-first century. In Pukekohe, the Māori community centre was relocated in the early 1980s to its present Beatty Road site. Today, a Kōhanga Reo facility operates from the Nga Hau e Whā marae grounds, illustrating this next step in Māori education.

Further broad contextual reading on the Native School system can be found in Simon, J. *Ngā Kura Māori: the Native Schools System 1867-1969*. Auckland New Zealand: Auckland University Press and Simon, J & Smith, L. *A Civilising Mission? Perceptions and Representation of the New Zealand Native Schools System*. Auckland New Zealand: Auckland University Press.



Figure 169. Exterior view of Pukekohe Māori School with children at play in front of the school, 1962. Morris, N 1962: 29.

6.2.1.1.10 Other Schools

Other schools of note relevant for illustrating the development of the area include the Pukekohe North Primary School, located on Princes Street, which was opened in c. February 1957, in recognition of the increase in population and the need for a specific school for the children to the north of Pukekohe.⁶⁶⁴ Some ten years later, Pukekohe Valley School and Pukekohe Intermediate School were both opened in February 1966. Both schools were initially based in the old Pukekohe (Central) School buildings, but the Valley School moved to its own site in February 1967. Pukekohe then had and has three state primary schools: Pukekohe North, Pukekohe Hill and Pukekohe Valley.⁶⁶⁵

Today, there are several additional educational facilities in the area, including for children and adolescence with special learning needs (Parkside), and other small private schools (eg:

Pukekohe Christian School, and Kingsgate). This is further supported by the outlying state schools in Pukekohe East, Paerata, Buckland and Puni which as community facilities all remain today.

6.2.1.1.11 Religious Primary Schools

The key denominations historically associated with education facilities in the study area has been the Roman Catholic Church on Seddon Street, Pukekohe and, the Methodists, with Wesley College, Paerata.

6.2.1.1.11.1 Roman Catholic School- The Pukekohe Convent

There was an early attempt to establish a Catholic school in the 'Cape Settlement', this being the name given to the northern end of the Pukekohe district because its early settlers originated from Ireland. They had first immigrated to the Cape Colony in South Africa, followed by emigration to New Zealand.⁶⁶⁶ A number of these immigrants appear to have followed the Catholic faith.

The Sisters of Our Lady of the Mission established a Convent School in 1883-1885, purchasing three acres of land from Mr. T Hogan, and erected their Covent. The architect and builder of the Covent was Mr Daniel Goodwind. The facilities opened in 1885, with the building measuring 60 feet by 20 feet and were built to house six Sisters and a school.⁶⁶⁷ A single-storey building was erected in 1884 and extended in 1888; a two-storey building to the right was added in 1903.⁶⁶⁸



Figure 170. Sisters of Our Lady of the Missions convent. The St Patricks Catholic Church in the background, 1910. FRA: II, Footprints 04587. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

From 1924, there was also a Catholic secondary school available for girls named Sacred Heart College. Later this incorporated a juniorate for girls interested in a religious vocation. However, after forty years, in 1964, the girls' secondary school at the convent was closed down due to diminishing roll numbers. Some of the classrooms buildings were shifted to Hamilton and the others demolished. It is unknown if any of the relocated buildings remain today. The remainder of the convent was demolished, and much of the surrounding land was sold for residential subdivision. A new convent home was built for the Sisters and after a period of living in a rented residence in Carlton Road, the Sisters took up residence in 1971.⁶⁶⁹ The new convent residence situated off Edinburgh Street, behind the St Patrick's Church, remains on part of the original convent site.⁶⁷⁰

6.2.1.1.11.2 St Joseph's Primary

St Joseph's is Pukekohe's Catholic primary school. In late 1922, the foundation stone was laid and the school was opened in September 1923. As with several other residential, commercial and civic buildings in Pukekohe, John Routly was the school building's architect, while the builder was William Massey.⁶⁷¹ The original school was made up of two classrooms. At first, the new school was for young pupils, with standard four to six still across the road. When the St Joseph's School roll reached two hundred in 1951, two more classrooms were built near the brick building in Seddon Street to accommodate the junior classes. Today the school has 400 children and 16 classrooms.⁶⁷² The original and earlier buildings have since been demolished, some of which occurred in 1988⁶⁷³ and more modern school facilities established. While the convent and school have no extant early buildings remaining they have been an important historical place within the community over the years, for its social and historical values.

6.2.2 Secondary Schools

6.2.2.1 District High School

Secondary and technical schools were originally operated separately from the Education Boards responsible for the primary schools. The earliest secondary schools were established under their own acts of Parliament. Under the *Secondary Schools Act of 1903*, Boards of Governors who reported to the Department of Education were responsible for the operation of secondary schools.

Secondary education began in Franklin and the Pukekohe area in 1904, when a District High School was opened in conjunction with the existing Pukekohe Primary School.⁶⁷⁴ Prior to this, those children whose parents could afford it were sent to secondary schools in Auckland, otherwise there was very limited secondary level education available, other than private tuition. Makeshift high school level classes were held in the Odd fellows Hall for some time prior to the construction of a purpose built school building.⁶⁷⁵ The establishment of a District High School was approved and the secondary department was opened in the same year (1904), maintaining this status until 1921 when the Technical High School was established.⁶⁷⁶



Figure 171. Former District High School and Methodist Church, Pukekohe, N.Z.', ca 1912. Auckland Libraries. FRA: I, 5 / Footprints 03130. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

6.2.2.2 Technical School

The Education Department agreed to erect a technical school on the condition that the public of the district provided the site. The securing of land was agreed to by both the Pukekohe Borough and Franklin County Councils. The Borough Council purchased 10 acres of land from

a Mr McGough and by September 1919 plans had been prepared for school buildings. The buildings opened in February 1921. The Technical High School aimed at providing practical skills to students such as agriculture, commerce and domestic science.⁶⁷⁷ Over the following years a succession of buildings came about to accommodate the significantly growing roll. The technical department was merged into Pukekohe High School in 1948.⁶⁷⁸



Figure 172. Pukekohe Technical Schools, c. 1915. Auckland Libraries. FRA: I, 5 / Footprints 04840. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

6.2.2.3 Pukekohe High School

Ten acres of land was originally purchased, followed by a further five acres, to build the facilities for the Pukekohe High School in 1920. The total cost of the land, buildings and furniture was £14,000. The architect was Mr John Farrell and the builder was Mr C Downie.⁶⁷⁹ Farrell was Auckland Education Board Architect (1907- 1922) architect and therefore was responsible for designing or commissioning the design of the vast majority of school buildings across the upper North Island.

The school was officially opened on 3 February, 1921 by the Right Honourable W.F Massey, Prime Minister.⁶⁸⁰ The school commenced with a total of 125 pupils within the one brick building. Over time the building was added to, modified and re-roofed several times, including a wing added to the rear in 1937, which was then renovated as a single block in 1959. The Munro block remained onsite for some seventy years, before being considered an earthquake risk and demolished during 1992-1993. The present block aims to be a modern interpretation of the original. The school has gained a number of new buildings over the years to accommodate for an increasing roll size and changing curriculum needs.

6.2.2.4 Religious Secondary Schools

6.2.2.4.1 Wesley Methodist College

(Also see *Governance* chapter, under *Healthcare and Fire Services*, as well as *Religion and Worship* under this chapter and *Infrastructure*, under sub-theme *Utilities*).

Initially located in Grafton and then in Three Kings, Wesley Methodist School (originally known as the Wesleyan Native Institution) is New Zealand's oldest registered school, founded in October 1844. It closed briefly in 1863 with the New Zealand Wars necessitating its closure before reopening in 1876 in Three Kings.

Land was purchased in Paerata in 1913 by the newly formed Wesley Training College Trust Board and the land was worked on and improved for several years. Some ten years later, the school was relocated to its current location in Paerata in 1922, which consisted of a total site area of some 681 acres of wider surrounding farmland.⁶⁸¹ By November 1921, the erection of the first school buildings had commenced and on 28 August, 1922, the pupils of Wesley College were transferred to the new site; however, the official opening was not held until December of that year. Wesley College opened as a farm-based rural boarding school based on the values and traditions of the Methodist Church of New Zealand, especially in regard to the education of Māori boys.

The school functions as a campus, with the majority of the students historically and presently being boarders. The school therefore includes living quarters and several onsite residences.

The main block constructed in 1921-1922 was named Denton Hall, after Mr H.M. Denton, who was a member of the Wesley College Trust Board and on the Wesley College Board of Governors. By 1925, the school roll had grown to a point that temporary dormitory space was necessary. Subsequent permanent extensions were finished in 1926 and the new single storied wing, designed by the architect Mr E.A. Pearce, was described as:

*'A handsome edifice erected in brick and concrete. The interior finishings are of plaster and Oregon timber. There are dormitories, rooms for the staff, prefects, music chamber, two large class-rooms, common-rooms, domestics' rooms, gymnasium and workshops.'*⁶⁸²

Later in 1926, Mrs Marianne Caughey Smith offered to fund the construction of an isolation hospital. (See *Governance- Healthcare* chapter) and in 1929 a memorial chapel (see *Ways of Life- Religion and Worship* chapter). During the 1930s further additions were made to the college buildings including the erection of a water tower, bike shed offices and several separate school houses. The buildings were designed with an orientation to a primary interior road/driveway axis, with frontages set out in a consistent line. The hall and dormitories were designed with Arts and Crafts characteristics.

During the World War II, the school functioned as a United States military camp closing and then reopening on several occasions between 1942 and 1945. This caused the dispersal of the students during that short period. As a gift, a swimming pool was bequeathed by the Americans after the War.⁶⁸³ This military occupation provides an additional layer of values to the historical significance of the school site. Its military occupation is discussed further under the *Governance* chapter, within the *Defence* section.



Figure 173. An oblique view of Wesley College in 1933. Auckland Weekly News 11 October, 1933:36.

A number of additional buildings and structures were constructed in later years. War building restrictions hampered efforts to extend the school until 1948-1949 when over £22,000 was spent in the construction of new science blocks, classrooms, pathways, and assembly grounds. Extra dormitory space and a new gymnasium were planned from 1952, and in 1955 an Assembly Hall was added. Memorial Gates were also erected at the entrance to Wesley College in 1955 by the Old Boys' Association (gates no longer *in situ*). In 1956, the Dining Hall was extended and two new staff residences built. Later significant additions to the school include Harding Hall, which was opened by the Governor-General, Brigadier Sir Bernard Fergusson in March 1963, Caughey Hall (1979), Hames Music Centre and Te Paea Hall (1984), the new Denton Hall (1986), McDougall Library (1988) and the Recreation Centre (1994).

Wesley College has by far the most comprehensive and intact collection of buildings relating to the theme of education in the study area. While outside the study area, the former St Stephen's Anglican College in Bombay has many similarities to Wesley College. Both schools were established with a key focus on Māoridom. Like Wesley College, St Stephen's originated in central Auckland (Parnell) and in keeping with the philosophy to move to a rural location with ample space, was relocated to Bombay in 1931. While no longer an operational school (closing in 2000), the site has a number of earlier (and some grand) school buildings remaining.

As the education system diversified and the population of the area increased, additional educational facilities were established. While there are a limited number of extant buildings and structures associated with Pukekohe and its surrounding settlements from its earlier days, the majority of these earlier schools continue to operate as schools, or have been adapted as the education needs of the community has changed.

Alongside being the oldest registered school, Wesley College has had other firsts, such as being the first private school to integrate in the state education system under the terms of the *Private Schools Conditional Integration Act 1975*. The integration agreement was signed in 1976. In 1985, Wesley College was also one of the first boys' schools in New Zealand to admit girls at the senior level. The school was established with an emphasis on educating Māori boys, and in later years has also played a prominent role in educating Polynesian students. In more recent years the school has educated a number of star rugby players.

6.3 Community Facilities and Organisations

This section covers key community facilities and organisations. Potential historic heritage places associated with this theme may include a number of different community halls as well as lodges, benevolent societies, theatres, libraries and dens. A number of the earlier convening and social gathering places in Pukekohe no longer remain, or are replaced by more modern counterparts.

6.3.1 Cinema and Theatre

Cinemas were an important social gathering place in their heyday. Up until 1910, most motion picture sessions were part of travelling variety acts, or set up by entrepreneurs with portable equipment. From 1910, however there was an increase in Auckland of purpose built cinemas.⁶⁸⁴ In Pukekohe, movies were originally shown in a shed by the railway lines and later in the Masonic Hall in Hall Street before a purpose built cinema was built.⁶⁸⁵ In Paerata, films were shown in the local community hall, soon after electricity was installed in c.1926.

6.3.1.1 Strand Theatre

The Strand Theatre (originating as the Premier Hall or Premier Theatre, followed by the name of Lyceum Pictures), and in local circles of the time affectionately known as the 'Fleapit', stood on the corner of King Street and Massey Avenue, not far from the former Pukekohe Hotel. The Theatre stood on this site from c.1909 until its demolition in 1969. It was a two-storey building, with timber and corrugated iron cladding, and had a reasonable street presence. The theatre underwent various improvements over the years, including the addition of a dress circle. It was remodelled after a fire in 1915 and was subject to fire again in 1928.⁶⁸⁶ The theatre was run by Mr B. Blenerhasset and his wife for many years, as well as several other operators.

At a time when cinema was a much more significant social past time, the Strand Theatre was a significant local venue. As well as showing the latest films from Britain and America, the Strand Theatre also hosted dances, balls⁶⁸⁷, talks⁶⁸⁸ and political meetings.⁶⁸⁹

Pukekohe was not without racial discrimination and this extended to movie theatres. In 1959, Māori (and Chinese and Indian market gardeners) in Pukekohe were excluded from all but the cheapest tickets on account of 'hygiene and behaviour'.⁶⁹⁰

At a regional level, a number of suburban cinemas were dotted throughout the region, and several inner city locations. The 1920s were the heyday of suburban cinemas. However, with the advent of television in the early 1960s and more recently home video systems, it has led to a dwindling number of patrons and the eventual closure of many theatres throughout the nation.

A rival cinema operation opened up in the War Memorial Town Hall in 1958, and the Grantham Theatre opened in 1979.⁶⁹¹ After some years of no formal cinema, in c.2012 a new cinema was opened in Pukekohe, known as Cinema 3. There is no purpose built cinema of historical interest extant within the study area today.



Figure 174. Strand Theatre, Pukekohe, c. 1956 FRA: I, 5 / Footprints 03100. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

6.3.2 Halls

Halls are one of the key community buildings where members of a community meet together. There are several halls throughout the study area, however only a small portion of these halls from Pukekohe's earlier days remain; the vast majority have been replaced over time with more modern counterparts or dissolved.

6.3.2.1 Pukekohe East Community Hall

The first purpose built community hall in the Pukekohe East area was built in 1904 and served the community for 55 years. Half an acre of land was given by Mr. W Thompson for the purposes of a hall and library. The original hall was 40 feet by 24 feet. Prior to this, the Pukekohe East Presbyterian Church and/or Pukekohe East School were utilised for community gatherings (both still extant today). Money being scarce, the locals who formed the Pukekohe East Hall Society had to take up shares. This hall operated under this system until 1932 when the Society was incorporated. Later in 1957 the hall was vested in the Franklin County Council due to issues with upkeep.⁶⁹² Just two years later, the hall was replaced by a more modern hall premises in 1959 on the same site, which remains today.⁶⁹³ A meeting was held in 1955, deciding that a community effort would raise money for a new hall. This resulted in raising £3600, and it was decided in March 1959, to commence building. With the help of 36 of the male residents and 7400 hours of voluntary labour the erection of the present building took place. The hall was built too late to receive the pound for pound subsidy that the Government granted for all memorial halls. Some of the funds came from the 1940 Centennial Fund which was originally going to be put into a sports pavilion, instead being incorporated into the hall (and adjoining tennis courts). The total amount of assistance amounted to £200, with the Franklin Council aiding with a guarantee of £800 - the amount needed to complete the building. Commemorative ANZAC services are held at the site annually. The building is architecturally non-descript and has seen numerous fabric changes. Its historical values lie in its social associations as a community hub for the people of Pukekohe East over consecutive years.

6.3.2.2 *Buckland Hall (Buckland Community Centre)*

Buckland has seen several reiterations of community halls since its settlement, with four formal halls in total. The earliest known public function in the Buckland Hall was held in 1906 as a fundraising concert to reduce the halls debt.⁶⁹⁴ By 1920, it became apparent that the hall was too small for the growing needs of the district and an extension was undertaken. The reconstructed hall was officially opened by the Governor General, Earl Jellicoe, in April 1922. Ten years later the hall was destroyed by fire. At the time of destruction the hall was recorded as having 600 library books, as well as a piano, billiards table, furniture and kitchen utilities.⁶⁹⁵ A new hall was erected in 1932, this time of concrete blocks. By 1954, this hall was in a poor condition and was demolished. A new hall was constructed by voluntary labour and funds were given by local residents.

The present day Buckland Hall was built with community support in 1955, opening in July of that year. The hall was constructed of timber, with a corrugated iron roof and walls. In approximately 1960, an extension was added of the same construction providing more hall space for a supper area and kitchen.⁶⁹⁶ The hall carries out this social function today.



Figure 175. Buckland Hall today. Photo: AC, January, 2014.

6.3.2.3 *Paerata Community Hall*

An important development for the Paerata community was the construction of a hall. This did not occur until the start of the 1920s, much like the local school. Paerata relied heavily on its larger surrounding settlements, namely Pukekohe and also likely the smaller nearby settlement of Karaka for these formal community facilities in its very early days. On 29 October 1921, a public meeting was held in the Paerata Junction goods shed to discuss the construction of a hall for the area. D Jamieson donated the site for the new building and the money was raised by donations of £72 and a £300 loan from an anonymous donor. A Mr Bethall carried out the construction of the hall with the assistance of volunteers and Wesley College workmen. The work was completed in March 1922. Electricity was supplied to the hall in 1926, which allowed for the showing of motion pictures. Certain requirements had to be met before the hall could be used as a cinema, including the removal of the double doors from the front to the side of the building and a small fireproof room or cabinet was constructed for the picture operator.⁶⁹⁷ During World War II the hall was also used to farewell soldiers from the district, and later to entertain American servicemen who were stationed in nearby camps.⁶⁹⁸

The construction of the hall encouraged a number of sporting clubs to form, including the Paerata Tennis Club. The first meetings to discuss the formation of a tennis club were held in 1922, but it was not until 1925 that the first formal approach was made to the Hall Committee to use the partly formed tennis courts located at the rear of the hall. The club operated until 1938 when it went into recess. It was reformed in 1944 and ran for a few more years before interest in the club declined.

In 1982, the community met to discuss renovating and extending the hall. Eventually it was decided that a new hall should be built on the tennis courts. Construction began in 1983 and the original hall was demolished as a joint project between the Pukekohe Lions Club and the local residents.

6.3.2.4 Puni Hall (Former)

The first community hall was erected in 1916 near the corner of Tramway and Waiuku Roads. The majority of the building fabric was obtained from the local creamery, which presumably had closed down by this point. Mr William Massey, local Pukekohe builder, constructed the hall. The official opening ceremony was held on 28 March, 1917. This served the Puni communities needs until the 1930s when alterations took place at the rear and additions occurred to the front of the building.

In 1952, the Hall Committee met to discuss funding to repair the old building however; it was decided to construct a new hall instead. The construction of the new hall was led by local Fred Carter. The hall was administered by a Society, and while in operation was one of the few community halls not managed by the Franklin County or respective Borough. This was not all that common.⁶⁹⁹ The new hall was a 'centennial hall' marking 100 years of settlement. This inscription remains on the upper front elevation of the building. While this iteration of the hall is of limited architectural interest, it is a marker of remembrance for the local community where dances and social functions have taken place over the years, and the site of the earlier halls. Today, the building is no longer the local hall and carries out an adapted commercial business function. A new hall has been constructed as part of the nearby Puni Primary School.

6.3.2.5 Masonic Lodge

Freemasonry, one of the world's oldest fraternal organisations, was first established in Pukekohe in 1885, with the formation of the Lodge Franklin 2138 E.C (Franklin Lodge no. 58 N.Z.C) under the English Constitution in 1885. The establishment of a Pukekohe branch was a number of years after its initial founding in New Zealand, with the first New Zealand meeting being held in Port Levy in 1837 and the first lodge built in Wellington in 1842.⁷⁰⁰ The original movement began in medieval Britain by stonemasons but by the eighteenth century it had lost the occupational role and increased in popularity amongst middle class men.⁷⁰¹ The first regular meeting of the Masonic Lodge Franklin No. 2138 E.C. was held in the Protestant Hall, Pukekohe in 1885.⁷⁰² A marker is present on the corner of Bledisloe Court and Queen Street indicating the approximate site of the early Protestant Hall where the first lodge meeting took place.

In 1887, a specific Lodge Hall was constructed in the vicinity of Hall Street, and was a reasonably large establishment given the population of the time. It was constructed in timber and consisted of one section which was limited to one storey and the other portion of the building was two storeys. The building was situated on show ground land which before this had belonged to the A & P Society. With no known record of its sale it is possible that the land may have been gifted to the Lodge.⁷⁰³ Lodges were also historically present in the wider area in Waiuku, Drury, Tuakau and Papakura.

There was discussion between 1911-1916 regarding the sale of the Lodge Hall and the erection of a new one. In time a new building was erected, the supper room in timber and the

lounge room in brick. The foundation stone was laid on 28 February, 1917 by W. Bro. Charles Shipherd. The architect was W. Bro E. Bartley³¹ and the builder Bro. P.M McCullum. The design of the lodge was a replica of the Lodge Albion No. 45 Devonport³².⁷⁰⁴ Owing to World War I, finances were tight and portions of the building were let out to other groups. For example, the supper room was let out as an infant school and the meeting house for the Orange Lodge. The Orange Lodge remained a tenant until building their own lodge room at 16 Roulston Street.⁷⁰⁵ The former Orange Hall still remains today. A hall addition was erected in 1925 with the successful tender being from Bro. W Maud for the erection of the hall as well as the strengthening of the roof of the lodge building.⁷⁰⁶

The Masonic facilities were also utilised as a more general congregating venue by the Pukekohe community for community meetings, dances and functions. It served as a form of 'town hall' for Pukekohe for approximately 70 years, prior to the erection of the War Memorial Town Hall on the corner of Edinburgh, Massey and Wesley Streets. Neither of the mentioned earlier Franklin Lodge buildings remain. The Masonic Hall on the corner of Hall and Tokin Streets was demolished in July 1992 and replaced by a fast food premises. The present day Freemasons premises is situated on the corner of Roulston Street, in the former County Council premises, whereby an additional storey has been added to the building.

Other branches of Masonic activity in Pukekohe were founded in later years; the William Ferguson Massey Royal Arch Chapter No. 61 in 1926, Lodge Pukekohe No. 382 in 1954, and the Franklin Chapter Rose Croix No. 505 in 1956. Other benevolent groups to be formed within Pukekohe have historically included the Manchester Unity Independent Order of Oddfellows, who met in the Masonic Hall as of June 1907, and was still running in 1957. As well as the Kia Ora Lodge No. 27 Druds, formed in 1925 and was still operating in 1962. There has also been a Bethesda Rebekah Lodge No. 24, a group for woman within Pukekohe.⁷⁰⁷

Further details on the history of the Franklin Lodge No. 58 can be found in the Lodge's centennial publication: Freemasons. Lodge Franklin no. 58. 1985. *History of the Franklin Lodge No. 58 Centennial 1885-1985*. Auckland.



Figure 176. Masonic Hall in Pukekohe prior to demolition. Franklin Historical Society archives.

6.3.2.6 Orange Lodge

The Orange Order has its origins as a Protestant fraternal organisation, established in Belfast, Ireland. The present Loyal Orange Lodge 72 was formed in the Masonic Hall on 29 June, 1912, with approximately 20 members. This was the second Lodge in Pukekohe, with the

³¹ Presumably well known Auckland architect from this time Edward Bartley.

³² This further confirms the reference to E. Bartley who resided in Devonport and would have been influenced by the design of his local lodge.

original Loyal Orange Lodge, 26 existing from 1878-1898. The lodge later moved to the Methodist Hall and tenanted the Masonic Lodge on Hall Street. The specific Orange Hall was built in 1931 at 16 Roulston Street. There has also been a Ladies Lodge 49 which met in the Orange Hall. Today, the building no longer carries out this function but the building but remains as a general commercial premises.

6.3.2.7 Harrington Hall (Independent Order of Oddfellows)

Located on Harrington Avenue, the subject hall was originally built by the Independent Order of Odd Fellows sometime between 1908 and 1912. The Oddfellows used the hall for their meetings until 2008. Well-known local construction firm the Duncan Brothers were employed to design and construct the building. The Odd Fellows sold the hall to the Pukekohe Light Opera Club (later named the Pukekohe Performing Arts) in 1983 on the proviso that it could still be used for Odd Fellows meetings.⁷⁰⁸ The hall has been hired out for use by various community organisations over its life, including being used for indoor bowls, and theatrical performances. Since 1983 the hall has gone through significant modifications, including the new foyer, dressing rooms, new stage, new roof and an upstairs kitchen added.⁷⁰⁹ The building is now occupied by the Pukekohe Performing Arts. The buildings fabric has been significantly adversely altered.



Figure 177. Harrington Hall - Pukekohe Light Opera House. Photo: AC, November 2013.

6.3.2.8 Nehru Hall

As the Indian community in Pukekohe grew in the late 1940s and early 1950s, and as more land was purchased by Indian growers, there was a need for a community hall in Pukekohe for cultural events and get-togethers. Funds were raised for a hall in the early 1950s by the Indian community consisting by and large of market gardeners. Chhiba Bala offered a section on his property. However, as Bala had a mortgage with the bank, he was not able to give the land away free. The bank valued the land at £150. The Pukekohe Indian Association paid Bala this amount, which he, in turn, paid back to the bank to clear the mortgage.

Late in 1952, a contract was given to WJ Woodbridge & Sons of Tuakau to build the hall for £3,825. When the building was erected, it became very apparent that the hall was going to be too small. After much discussion, it was agreed that an extended kitchen area would be added to the building at an extra cost of £150.⁷¹⁰ On India's Independence Day⁷¹¹ (15 August) in 1953, the Nehru Hall on the corner of Ward Street and Puni Road was officially opened by the Indian High Commission First Secretary, B K Sanyal.⁷¹² The name 'Nehru' was given to the hall, as he was the Prime Minister of India after Independence.⁷¹³ The Nehru Hall is significant in being the first purpose built community building ever owned by Indian-New Zealanders. It is a lasting symbol of the Indian communities' solidarity in Pukekohe.

Originally there was a plan to show Indian films in the hall at a small room at the top. However the hall was never used for this purpose with the Hindi films screened every fortnight at the Strand Theatre, and in later years at the Pukekohe Town Hall.⁷¹⁴ The first Bhagvat Katha to be held in Pukekohe was in the Nehru Hall in 1956, by Pandit Divendra Vijay. In this year the first Indian wedding in the hall was also held between Khusal Naran and Mani Makan Daya. In 1958, the first Gujrati School was organised, catering for children of 12 and older. Most of the girls in that age group attended the school every Saturday in the hall. The Gujrati School ceased for a while but was revived in 1967, again operating out of the hall.⁷¹⁵

The hall is scheduled as a Category B, *Significant Historic Heritage Place* (UID# 2235) in the PAUP in recognition of its heritage significance, in particular for the significant social esteem associated with the place and its historical meaning associated with the progress of the Indian community, and its association with the Indian market gardening community.

While architecturally a reasonably modest brick building from the side and rear elevations the front elevation has a number of significant details which are directly linked to its use. The union of the New Zealand and Indian flags over the front entrance is a significant feature, as are the elephants on either side of the upper portion of the windows. The eight yellow and black border square panes on the front entrance doors are also a design feature. The reinforcement of the buildings use and date of erection is set out for all to see in the lettering of 'NEHRU HALL' and '1953'.

A larger Indian community hall was built further along Ward Street to provide a larger community space. The new hall was completed in 1999 and opened 15 August, 1999 by Sir William Birch.⁷¹⁶ The Nehru Hall while no longer the day-to-day meeting place is still utilised by the local Indian community. (Also see *Work* chapter- sub-theme *Market Gardening*).



Figure 178. Nehru Hall on the corner of Ward Street and Puni Road present day. Photo: AC, 12 December, 2013.

6.3.2.9 *Nga Hau e Wha O Pukekohe Marae- 'The Four Winds'*

An example of a modern Māori meeting place in Pukekohe, from the second half of the twentieth century was Nga Hau e Wha Marae. The hall was constructed on Ward Street, connecting to the newly established Pukekohe Māori School. The need for a Māori centre had been recognised for a number of years before it came into fruition. The hall stood as a celebration of local Māori culture and was used as a place for Māori to congregate. The hall was formally opened by Prime Minister Sir Walter Nash on 6 June 1959.⁷¹⁷ The hall was

originally named, ‘Nga Hau e Wha Marae’ by Princess Te Puea He-Rangi who died that year. Te Puea donated funds towards the erection of the hall, as well as the local Rotary Club and the Māori Women’s Welfare League, who raised funds from a Queens Carnival.

For just over 30 years the hall served the Māori community of Pukekohe, for general social activities and also for church services, until opposition to its use arose, which led to Council involvement. To diffuse the situation, the council offered the old rubbish disposal site as a new site for a marae. In 1984, after an arduous journey, the Marae Committee opted to relocate onto its present 25-acre site on Beatty Road, in the Pukekohe North area which initially was a market garden over-grown with wild blackberry.⁷¹⁸ The community hall on Ward Street no longer remains.

In 1987, the late Dame Te Arikini Te Atairangikaahu bestowed her blessings upon the new Nga Hau e Wha O Pukekohe Marae by opening its dining hall ‘Te Puna o Te Ora’. Carvings adorn the marae building. Today, the marae complex is used by numerous community organisations.⁷¹⁹ The recently acclaimed movie *Mt Zion* (2013), which re-tells the story of the Pukekohe Māori market gardening community in the 1970s, was filmed on the site.



Figure 179. Nga Hau e Wha 'Māori hall', Ward Street Pukekohe, 1962. FRA: I, 5 / Footprints 04879. Franklin Heritage Collection Pukekohe Library, Auckland Libraries.

6.3.3 Libraries

From the foundation of planned settlement, many New Zealanders have regarded books and library institutions as a necessary and important part of day to day life and learning. A full record of all library buildings throughout the area is not clear but it appears that early library facilities in Pukekohe moved around in response to the changing needs of the community.

6.3.3.1 Pukekohe East Library

Records of a library facility in Pukekohe East date back to May 1873, and in its first year had 26 subscribers and upward of 100 volumes.⁷²⁰ The library was housed in the Pukekohe East Presbyterian Church for 13 years, at which time a library building measuring 12 feet by 14 feet was erected in front of the church. This appears to have been the first library in the study area. The library building was later shifted to the school site nearby, where the teacher was the librarian, and then to a site behind the World War II memorial at the Pukekohe East Community Hall.⁷²¹ After serving the district for 56 years, the library was closed, the grounds being vested in the Pukekohe East Hall Committee and the books and building sold. As of 1963, the building was recorded as being utilised as the wash house at Mr. And Mrs. B Stone’s property.⁷²² The building is no longer extant today.

6.3.3.2 Pukekohe Library

The establishment of a library in Pukekohe West occurred later in 1883. With a meeting held in September 1900 to discuss establishing a new library and reading room in town.⁷²³ In 1923 it is recorded that the Masonic Lodge on Hall Street also had a library collection of their own.⁷²⁴ The upper level of the extant Lodge's Building on the corner of King Street and Hall Street was also once the library premises in the 1950s. The later library facilities were situated in the Pukekohe Municipal Chambers and public library which opened opposite the War Memorial Town Hall in 1960. The new library premises (also built to accommodate the Borough Council Chamber) were designed by the Borough Engineer, Mr F.O Turner. Local trades people also figured prominently in its construction and furnishings.⁷²⁵ In 1976 a new public library was opened directly behind the Borough Council offices, providing much more space than the former library in the main front building.⁷²⁶ (The building, while no longer a library remains today, but appears to be of limited architectural merit). In 1993 a new library was opened on Roulston Street.⁷²⁷ The current library premises were opened in 2007 as part of the wider Franklin Centre development.

6.3.3.3 Buckland Library

At one point, the Buckland Hall functioned as the unofficial local library for the community of Buckland, on account of 600 library books having been recorded on the insurance list when the Buckland Hall was destroyed by fire in 1932.⁷²⁸

6.3.4 Other Community Organisations

A number of other community organisations feature in the history of Pukekohe. Not all are discussed through this survey; in particular as many do not have known locations or buildings to associate them to. One example of a long standing community organisation in Pukekohe is the Scouts.

6.3.4.1 Scouts and Guides

It is not certain when scouting commenced in Pukekohe but local history records there being a scout troop prior to World War I. In its early days, the troops met in the old Horse Bazaar on Manukau Road (the exact location of which has not been established through this survey). The scouting activity went into recess for a period during the war years, but was revived in c. 1947 with the help of the Rotary Club, who also established a cub pack at that time.⁷²⁹

The Girl Guide Movement in Pukekohe was established in 1926. Originally meetings were held in various halls. In future years, the Returned Services Association gifted the Guides a hall enabling a permanent headquarters, situated on the corner of Edinburgh and Harris Streets and today are still operating from this site alongside the local Scouts (2 Edinburgh Street). This site occupied a military drill hall, which was utilised during World War II for the storage of hand-grenades at one point.⁷³⁰

A site within the study area now closely associated with the local Scouts is the former Schlaepfer Farm site in Helvetia on Ostrich Farm Road. Now known as Schlaepfer Park, the property was donated to the Scout movement by the late W. Schlaepfer and the late H.N. Svendsen in 1964. Members of the Pukekohe Scout group enjoyed camping on the Schlaepfer farm as early as 1949.⁷³¹ As well as this site's associations with the well known ostrich farm, the park was occupied by American troops during World War II but was used by the scouts before and after this.

In August 1949, Mr. H. N. Svendsen donated a pine tree and the Pukekohe Borough Council also offered some trees for milling, so that a hut could be built on the Schlaepfer farm. The building was officially opened on 24 February, 1951 and named Helvetia Hut but later changed to Svendsen Hut. The Svendsen Hut was demolished in September 2010. Other buildings on

the property included a building from the transit camp in Roosevelt Park which was moved to Schlaepfer Park in 1953 but was later demolished.⁷³²

The land was in the ownership of Mr Walter Schlaepfer who agreed to give two and a half acres to the scouts. Additionally Mr H. Svendsen of Pukekohe bought an additional two and a half acres to make up the park. In 1993 the scouts bought an additional five acres of land adjacent to the park.⁷³³

In Pukekohe East, a scouts den was present on the wider site of the Pukekohe East Community Hall, situated on the other side of the tennis courts. The exact date of construction, demolition or relocation has not been established through this study.

6.3.5 Local Media

6.3.5.1 Franklin Printing and Publishing Company Building-Franklin Times

In the early years of the last century, almost every town in New Zealand had its own newspapers, each with a specific local flavour. The publications were plentiful with local information to digest and discuss. The small settlements in Franklin were no exception.

Franklin's oldest newspaper was founded in Pukekohe in 1912, by Richard Eames and William Cargill.⁷³⁴ Originally the newspaper was printed with a hand press however; they were soon selling 1,500 copies and had to send the paper to Auckland to be printed. The *Pukekohe and Waiuku Times* as it was first called, within six months became bi-weekly.⁷³⁵

The newspaper was known as the *Pukekohe and Waiuku Times* from its inception in 1912 until 1919 and the *Franklin and Pukekohe Times* until 1921 when it was renamed the *Franklin Times*. It was later also known as the *Pukekohe and Otahuhu Times*. Details regarding the duration of the *Pukekohe and Otahuhu Times* publication are not clear but was for a short period in c. 1917.⁷³⁶ Thereafter it was simply the *Franklin Times* until 1971, when it was absorbed into the South Auckland Courier. (The newspaper title was later briefly resurrected from 1974 to 1979).⁷³⁷ ⁷³⁸ A number of other local newspapers have existed since this time, one of the longer running prints being the *Franklin County News* from 1974 to 2004.⁷³⁹

Owing to war difficulties the Franklin Printing and Publishing Company was formed in 1914. J.P. Asher became editor and managing director. In 1925 the managing editor, James Hamill, acquired an interest. A later manager was well known local, Henry Dell and Francis Hewitt in 1928.⁷⁴⁰

The land of the subject building was purchased in c.1915 on Hall Street (now Roulston Street).⁷⁴¹ Due to the reconfiguration of the road, the building is today situated on the corner of Roulston Street and Roulston Lane. The front elevation holds some similarities to the nearby Franklin County Council building also on Roulston Street, built around the same time and designed by the same architect (L.C.A Potter). The one storey brick building consists of a much more elaborate frontage and more utilitarian side and rear elevations. The front elevation applies the arched pediment ornamentation to both front windows. The upper panes of the two windows apply a sunbeam effect. The front entrance is recessed and also follows the arched symmetry. This arch is again followed through with the parapet. A chimney is situated not far back from the buildings frontage. Beyond the chimney a second roof line is present in the form of a gable. The rear portion of the building is a later addition.

The premises ceased to function as the Franklin Printing and Publishing Company, and in 1981 became the Pukekohe Youth Centre. A fire occurred causing damage to the rear portion of the site in following years however; remedial alterations appear to have been undertaken relatively sympathetically. The building is of interest for its association with the local media

and the dissemination of information to the local community about local affairs and those occurring nationally and internationally.



Figure 2. Former Franklin Times Offices. Front and side elevation of former Franklin Times head office functioning as the Pukekohe Youth Centre. Photo: AC, January 2014.

6.3.6 Sports and Recreation

As with most communities throughout New Zealand, there are a number of sporting and recreational groups and clubs within the Pukekohe area and their associated grounds and clubrooms. Sporting and recreational groups are important for social collaboration and interaction within the community. Some of the groups in Pukekohe have had a long standing and direct association, while others have been more recently introduced. A limited number of these earlier establishments retain their original or earlier clubrooms and premises. Most sporting facilities have been remodelled or replaced with new buildings and sporting areas, or are more recently introduced sports and clubs to the area. Therefore, there are a limited number of places with high fabric integrity to draw upon under the sports and recreation sub-theme in Pukekohe.

As Pukekohe is not on or very near a significant waterway, water based sports and recreation has not featured significantly in its history, with a focus on land based activities. It appears that the more traditional sports of tennis, croquet, bowling, rugby, equestrian and cricket were the first predominant clubs established in the area. Tennis and bowls appear to have been the most ubiquitous of sports, with several of each within the study area.

The key sport in Pukekohe which has had a significant economic driver behind it in the second half of the twentieth century is the car racing sector, drawing significant visitor number into Pukekohe in association with events. While car racing has only been part of Pukekohe's more recent history, it is a significant marker of the area's identity.

6.3.6.1 Cricket

While cricket has been played for some time in Pukekohe (since 1896⁷⁴²), no records indicating the location of historical club rooms have been located through this survey.

6.3.6.2 Bowling

The Pukekohe Bowling Club was formed in 1911, with the clubs premises situated next to the present day Town Hall site and former Ladies Croquet Club on Wesley Street. The Club operated out of this site up until the end of the 1950s.

The former site was purchased in two transactions, the first when the club was formed (known as No. 2 Green) and the second, (known as No.1 Green) in 1920. The first pavilion, a single-

storey structure, was later converted to two storeys and shifted on the site, officially opening in 1925. A new pavilion then replaced the later, opening in late 1958.



Figure 181. Group photo of the Pukekohe Bowling Club c. 1930. Auckland Libraries. South Auckland Research Centre, FRA: I, 5 / Footprints 03140. Keen bowlers, Pukekohe, c 1930.

In nearby Buckland, a bowling club (Buckland Bowling Club) was formed on 20 March, 1922, when land became available in what is today known as George Crescent. Locals cleared the scrub and trees using picks and shovels. After many months of hard work the club opened on Wednesday, 1 November of that year. At first the original shelter was a punga hut with kitchen but with growing membership a pavilion was built in 1931. The early greens were rolled with a water filled roller which took three men to move. The Buckland Women's Bowling Club was formed much later in October of 1953. The club still operates out of this site today.

In Paerata, the Paerata Bowling Club occupies a segment of land in front of the former dairy factory site on Crown Road. The establishment of the club grounds was donated from the Paerata Dairy Factory to the community in 1953, whereby a portion of unused company land facing Crown Road was gifted and a pavilion transported from Tuakau was donated by the factory shortly after.⁷⁴³ The club still operates out of this site today.

6.3.6.3 Tennis

A number of tennis clubs have been formed over the years within the study area and an account of the history of the various earlier Franklin clubs has been produced in the publication: *Franklin Lawn Tennis Association Inc. Golden Jubilee- Pukekohe 5th and 6th November 1976*. Only a few of these earlier clubs remain today, and even fewer retain buildings and structures associated with the earlier days of the clubs occupation of sites.

Prior to the formation of official clubs, there was quite a lot of tennis played on a small number of private courts. One of the earliest courts was situated at the back of the property between where the National Bank and the Farmers Trading Company once stood. A little later on, one was laid down at the back of Mr. W. Roulston's store which was later the Farmers Trading Company. There was also another court down at 'The Elbow' at Puni. With the coming of the hard courts and the formation of a club, the popularity of the private courts diminished.⁷⁴⁴

6.3.6.3.1 Pukekohe Lawn Tennis Club c 1905- Present

There appears to have been no attempt at forming a lawn tennis club in Pukekohe until a few enthusiasts got together and arranged to purchase a piece of land from Mr. Patrick Hogan in Edinburgh Street. This was the start of organised tennis in Pukekohe and clubs were formed soon after in Bombay and Buckland. The first tennis club to be formed in Pukekohe was the

Pukekohe Lawn Tennis Club. This was the second club to be formed in the Franklin area after the club in Waiuku (formed in 1903). While the Pukekohe Club appeared in c. 1905, it was not until a meeting in June 1907, that it was resolved that the club be incorporated.⁷⁴⁵

It appears that a piece of land was rented from Mr. Patrick Hogan on the opposite side of Edinburgh Street to where the club grounds would later be situated. It consisted of two grass courts, later the courts were tar-sealed, two further courts were added and a small pavilion erected. The club rented the property until 20 October, 1908 when it was purchased by the club from Mr. Patrick Hogan for £65.

At the annual meeting in 1924, it is interesting to note that the Right Honourable W.F Massey, Prime Minister, was elected Patron. In 1926 the Club joined the Franklin Tennis Association. In 1927, the Club brought its site on Edinburgh Street for £340, which included £80 for a right of way. Six chip courts were laid in 1929, at a cost of £400 and a pavilion was erected on the grass verge between court numbers 2 and 3. In 1939, at a cost of £570, a modern two-storey pavilion was erected. The builder was Mr. A Fausett, who was a local tennis player himself. In 1946, four courts were laid in bitumen and in 1952, the remaining courts were sealed. The club operated out of this site at 102-104 Edinburgh Street until recently relocating to West Street, Rosa Birch complex. The present day buildings and structures on the site at Edinburgh Street site are not of heritage interest, with the earlier buildings demolished.

6.3.6.3.2 Buckland Tennis Club 1911-1955

In Buckland, a tennis club was formed in 1911. The site for the courts was purchased from Mr. E Allan of Yates Seeds Farm for the sum of £105. The club premises were situated behind the Buckland Hall and Allen's Store on Logan Road. In its day, Buckland Tennis Club had first class conveniences with a pavilion and three tennis courts. The area was formally swamp land covered with peat, so in time large cracks appeared on the court's surface. The club went into recess in c. 1955.⁷⁴⁶ Residential development now resides where the tennis courts once were, leaving them now as a distant memory. Of note was the president of the club, Mr. A. Park Horne, while he never played himself, he had devoted many years of his life to the executive side of the game, and was the leading spirit in the formation of the Franklin Tennis Association.⁷⁴⁷

6.3.6.3.3 Aerate Tennis Club c.1924- c.1945

In 1924, land adjacent to the Paerata Hall on Paerata Road was donated by Mr. D Jamieson and prepared for two courts, although committees had been set up as early as 1922, with a view of forming a club. The first official meeting was not held until 1925, when it was decided to seek permission from the Hall Committee to use the partly formed courts on the Hall property. The two courts were prepared for the official opening which took place on Labour Day 1925, when Mr. D. Jamieson declared that play should commence. The Hall was used as the pavilion. Membership fees fixed at five shillings, gents seven shillings and six pence. Membership at this time stood at 50 players. Owing to the War, the club went into recess in 1938 until 1944. Interest in the club waned in 1945, and went into recess since.⁷⁴⁸ The courts' remnants no longer remain.

6.3.6.3.4 Pukekohe East Tennis Club c. 1915- Present

In Pukekohe East, a tennis club was formed towards the end of World War I and a grass court at Mr. T. Morgan's was made available. In 1920, land was rented from Mr. Scott and a sand court was put down. In July 1924, the club was offered the corner section adjoining the Pukekohe East Community Hall from Mrs Paresh for £20 or at a rent of 10 shillings per annum for 21 years with a right of purchase at any time. The club rented the property at first but after a year or so decided to purchase the site. The earlier courts consisted of three sand courts. The courts were first asphalted in c. 1930. When the new Pukekohe East Hall was built, the club gave the Hall Committee the funds from the pavilion account and it was agreed that the

club could use the supper room free of charge. This saved the club building a new pavilion.^{749 750} Today the club has three asphalt courts.

6.3.6.3.5 Pukekohe Hill Tennis Club c.1926- c.1934

In 1926, a group of local tennis players formed the Pukekohe Hill Tennis Club, purchasing land from Mr. Alan Black and eventually four courts were laid. Mr. Moore laid a lawn court on this property in Burrow Road and this was played on long after the club was dissolved in 1934. Mr Moore was elected to the position of one of the Vice Presidents of the first elected body of the Franklin Tennis Association in 1925. In 1930, the West End Tennis Club changed their name to the West End Hill Club. This step was taken to encourage members of the Pukekohe Hill Club to join their own club and members shifted over. Further records of the Pukekohe Hill Club are scarce.⁷⁵¹

6.3.6.3.6 West End /West End Hill Tennis Club c. 1923- c1962

In 1923, George Young, Douglas Fallows and Leonard Camilla negotiated with the Franklin County Council to lease one acre of land on Atwal's Road, being part of the land reserved for quarrying purposes. On 1 February, 1924, a lease was duly drawn up and signed. The terms of the lease provided that one or more tennis courts be constructed within six months. The rental was one shilling per year, if called upon. Eventually three courts were laid down. West End joined the Franklin Tennis Association soon after it was formed in 1925.⁷⁵²

In 1927, a new pavilion was erected at a cost of £70. In 1930, the name of the club was changed from 'West End' to 'West End Hill'. As mentioned above, this step was taken to encourage members of the Hill Club to join this club. In 1950, the whole of the reserve, which included the tennis court, was taken over by the Puni District, which has since been controlled by a committee known as the Puni Recreation Committee.⁷⁵³ The tennis pavilion was upgraded in 1951, and at this time a rugby field was also formed on the wider grounds. The Puni Rugby Football Club took up use of the grounds from the late 1950s.⁷⁵⁴

In 1953, the tennis club officially handed over its courts to this committee and agreed to pay a rental of two shillings and six pence per player.⁷⁵⁵ In 1962, the West End Hill Club went into recess. This was due mainly to the sale of many farms in the area, and incoming farmers not being interested in tennis.⁷⁵⁶ Later in 1975, rugby clubrooms were also built on the wider site⁷⁵⁷ which remains today but is of limited historical architectural interest. In 1978, the tennis pavilion was leased to the Puni Cub Pack.⁷⁵⁸ The former West End Tennis Club Pavilion and Courts are now derelict within the Puni Reserve, but serve as a reminder of the former clubs occupation of this site.

Further discussion on various features within Puni Memorial Recreation Reserve is set out within this chapter, under *Remembering the Past*, as well as within the *Land and People* Chapter, in relation to the sites geology and Māori occupation.



Figure 182. Former West End Tennis Club pavilion today. Photo: AC, 2014.

6.3.6.3.7 St James Tennis Club c.1923- c.1960

The St James Tennis Club was formed in c.1923-1924. The courts were sited on the Presbyterian Church manse property in West Street about 100 yards from the road in the south east corner of the property. Two clay courts were formed, and later covered with Waikato River sand, but this caused trouble with the neighbours when strong winds blew. Permission was given to lay down hard courts in 1927. The laying of the courts was under the supervision of Mr. Lionel Sharp, the then Pukekohe Borough Engineer (1923-1924). The courts lasted a number of years. The first temporary clubrooms shelter was built in 1928, along the west fence and renovated and improved over the years, with electricity only being added over the final years of existence. St James Club went into recess in c. 1960. The pavilion was removed and added to the Pukekohe croquet greens buildings. It has not been ascertained through this survey if this pavilion remains today.⁷⁵⁹ Suburbs Tennis Club

The Suburbs Tennis Club was formed in 1915, on the property of Mr and Mrs Joseph Reynolds in Belgium Road, Pukekohe. Sand courts had to be swept, rolled and watered by hand. It was predominantly made up of several families or at least to begin with, with the teams consisting mostly of the Reynolds and Adams families. The Suburbs Club was one of eight that combined in 1925, under the guidance of Mr. Park Horne to form the Franklin Lawn Tennis Association.⁷⁶⁰

6.3.6.3.8 Roulston Park Courts

Tennis court facilities were present in Roulston Park at one point, the exact date of establishment of the courts has not been identified through this survey however, the courts are visible on a 1940s aerial of the site but within a few years, by 1946 they seems to have fallen out of general use. Where the courts once stood is today the indicative outline of the children's playground within Roulston Park.



Figure 183. Tennis court clearly present, Whites Aviation Ltd: Photographs. WA-55847-G. Alexander Turnbull Library.



Figure 184. Detail from 1946 aerial showing the rapid growth of vegetation, removal of hedge to road frontages, and apparent disuse of tennis court, Whites Aviation Ltd: Photographs. WA-04551-F. Alexander Turnbull Library.

6.3.6.4 Croquet Clubs

The Pukekohe Club was established between 1912 and 1913, situated on Wesley Street in front of the former bowling pavilion.

The years passed and the membership grew however, in 1948, the Borough Council gave news that the land was needed for the erection of a Memorial Town Hall. The club relocated to Harris Street to a site given by Mr .J. Woolford. The small club building was relocated to the new site ⁷⁶¹ with new facilities also constructed. The new lawns opened in 1951. Today the original site is the approximate location of The Franklin Centre, Library and its associated parking facilities to the rear.

The same pattern was present in Buckland, with the Woman's Croquet Club adjoining to the Buckland Bowling Club on what is today the corner of George Crescent. More or less simultaneously with the idea of a bowling club being formed at Buckland, came the thought of a croquet club in 1922. The land adjoining the greens was acquired for the Croquet Club however, unlike the Buckland Bowling Club; the Croquet Club was disbanded in 1980. ⁷⁶²



Figure 185. Pukekohe Croquet Club members c.1925. Manukau Research Library, FRA: I, 5, Footprints, 02380. ³³

³³ The former Pukekohe Bowling Club pavilion is situated in the background. It is no longer present onsite today with the site redeveloped.

6.3.6.5 Golf

Golf features in the history of Pukekohe and a history of the club has recently been published by Pukekohe Golf Club (2012) entitled *Pukekohe Golf Club: The story of our first century. 1912-2012*. [Pukekohe: Pukekohe Golf Club.

The Pukekohe Golf Club moved around a number of times in its earlier years. Formed in March 1912, with the first official club games held at the property of Messrs Adams, Reynolds and Webster on 25 May, 1912. For many years the course changed from one dairy farm to another, to the A&P Showgrounds and then onto the Franklin Racecourse, before coming to its present home, further outside of central Pukekohe.⁷⁶³

In c.1914-1915, the golf club laid out four holes on the A & P Society grounds with a ground rent of £5. The adjoining property to the east of the showgrounds was owned by the Roulston Brothers. Mr. James Roulston was interested in golf himself, and to the cause he offered an additional area sufficient for five holes, free of rent. Playing continued at the show grounds until the mid-1920s. In 1925, the club unsuccessfully approached the Franklin Racing Club to discuss the possibility of a change to a larger area. In 1926, the ground rent payable to the A & P Society was increased to £25. With a significant rise in the ground rent, the club looked for other possible locations, taking up residence at the landholding of Mr Elijah Roose in the Cape Hill area at a rent of £70 per annum for approximately two seasons. In 1928, the club acquired a 'pavilion' on the Roose's golf course, which appears to have been nothing more than a corrugated iron shed and open paddock at a cost of £107.

In early 1929 negotiations were resumed with the Franklin Racing Club, this time successfully. The lease with the Racing Club was for a term of five years. Members were granted the use of the 'Members Stand' as a club house and the totalisator for social functions. The course, with its layout prepared by Mr C H Redhead of Rotorua was extended to 12 holes and later to 18. This was the home of the club for nine years.⁷⁶⁴

Finally in 1938, the club purchased their present site of 128 acres from its then owner Mr. J. Mansell. In order to acquire the necessary size it was situated four and a half miles from Pukekohe on the main road (Paerata Road and Karaka Road), consisting of approximately 128 acres. During World War II, like a number of other large open spaces, a portion of the site (the top portion fronting the road) was leased for the war effort and became part of the land lease for the United States and allied war operations, leaving the remainder to operate as the golf course. Conveniently, the golf course was host to many American servicemen who resided in the area.⁷⁶⁵

By 1948, the clubhouse was considered too small, and in 1950 excavations were made beneath the clubhouse. Further alterations were made to the club house again in 1959. In 1954, a new green keeper's residence was built. Into the 1960s, changes and reconstruction of the course took place. A land swap took place with the adjoining farm, whereby an area of one and a half acres fronting Highway 22 was acquired in exchange for eight acres to the east of the fifth and sixth greens. A new two storey building comprising a self-contained three bedroom flat, locker rooms and full amenities was constructed in 1964-1965. The building was designed and supervised by Don Airey of Birch and Airey and built by local firm Messrs Cronin and Escott. In the 1970s, further additions took place to the new club house. The club operates out of this modernised building today.



Figure 186. Pukekohe Golf Club at its former A & P Show Grounds site between 1915-1926. Opening Day. Pukekohe Golf Club. 2012. *Pukekohe Golf Club: The story of our first century. 1912-2012*. Front cover.³⁴

6.3.6.6 Equestrian Activities

Horses have been popular for sport and recreation since they first arrived in New Zealand. Jumping contests were held at A & P shows from the 1870s, throughout the provincial areas. Horse riding, racing, hunting and polo were popular equestrian activities.

In Pukekohe, resident, Mr John Roulston made his mark on the thoroughbred racing world and was a founding member of the Franklin Racing Club. The Franklin Racing Club, one of the youngest and most progressive of Country Clubs, was established in c.1919-1920. Roulston's contribution to the horse breed industry was of some note. He purchased the brood mare *Winnie* from Major Daniel Lusk of Mauku, raced her for one win, and then retired her to stud. From *Winnie*, Roulston bred nine winners. Of these, her gelded son *Record Reign* (1894) was the best - a weight carrying winner of sprints, staying races, and important steeplechases. Her sons *Belmont* (1885, by Auckland Cup winner King Quail), *St. Simon* (1892, by St Leger) (both winners of the Great Northern Hurdles), and *Up To Date* (1898 by St. Hippo), were all good steeplechasers, all initially raced by Roulston.⁷⁶⁶

6.3.6.6.1 Racing Club

The Franklin Racing Club was formed in 1919-1920. Counties Racing Club, known for its first 60 years as the Franklin Racing Club, held its first totaliser meeting in September 1924. *The Progress and Development of Pukekohe 1888-1938* describes that "a first- class race course with a natural grandstand is available for those who desire to patronise the 'king of sports'. The race meetings held there are perhaps the most popular of all the Auckland Provincial County fixtures". The racecourse was developed from land acquired from Mr. David Hamilton's farm of 92 acres and later a further 10 acres was purchased from Messrs Dalton Bros.⁷⁶⁷

6.3.6.6.2 Franklin Trotting Club

The Franklin Trotting Club came into being when it was resolved by a meeting of interested people in the Orange Hall, Pukekohe on 1 July, 1948, that "a trotting club be formed to be

³⁴ Former golf clubhouse not known to be extant in Pukekohe today.

called the Franklin Trotting Club". The first President was Mr W.C.S. Hosking. At the first annual general meeting of the club held on 2 June, 1949, it was a recommendation to the incoming committee to purchase 38.5 acres of land to be used for training purposes and to hold race meetings. The land was under offer to the club at 90 pound an acre.⁷⁶⁸ The Trotting Club has remained within Pukekohe, situated off Station Road and what is today Royal Doulton Drive with its grounds across the road from the Counties Raceway and in close proximity to the A & P Showgrounds. Club property now totals over 38 hectares and includes three training surfaces, two being metal based (all-weather), and one sand based.

The club moved to Alexandra Park Raceway, Auckland following the introduction of night racing in November 1959. Today, a total of eight race meetings are presently staged by the club each season. Seven meetings (nights) being held at Alexandra Park plus one local meeting at Pukekohe Park. The equestrian industry remains as an important sector in the local economic market and reflects the areas traditionally rural character.

6.3.6.7 Pukekohe Park Raceway

Motorcar racing was only introduced in the second half of the 21st century. Once New Zealand motor racing graduated from beach races, the first races took place on airfields and horse-racing circuits. The earliest was in 1949, at Wigram air force base, near Christchurch, where runways and connecting roads were arranged in a 3.4 kilometre circuit. The first New Zealand Grand Prix was held at Ōhakea air base in Manawātū in 1950.⁷⁶⁹

The 1950s were exciting years for motorsport in New Zealand and, boosted by unprecedented activity in international motor racing, it was the start of a golden age in single-seat racing car competitions, known as Grand Prix.⁷⁷⁰ In 1962, the Franklin Racing Club made an unusual union with the New Zealand International Grand Prix organisation. Since then, the Pukekohe Park Raceway has hosted five decades of excitement for bystanders and racers, and serves as one of the draw cards for visitors to Pukekohe.

For many years, Pukekohe was the venue for New Zealand's premier production car race, the Benson and Hedges 500 mile race (later 1000 km). The New Zealand Grand Prix has been held at Pukekohe on 28 occasions, the first being in 1963, and the last to date being held in 2000, with consecutive annual races ceasing after 1991.⁷⁷¹



Figure 187. Saloon car race at the Pukekohe racetrack with by standers – 1964. Manukau Research Library, FRA: I, 5, Footprints, 023750.

In Auckland, Ardmore Aerodrome near Papakura hosted the Grand Prix for nine years, with 1962 being the last Grand Prix held there.⁷⁷² The Civil Aviation Authority had others plans for the site and therefore it was necessary for the motor racing to cease. The search was on for a

replacement venue for the 1963 Grand Prix. The prospect of Pukekohe as the new venue attracted attention, when saloon car champion Ross Jensen suggested in a news story that a Grand Prix circuit could be built in Pukekohe. This was in July of 1961; however, works did not commence until 1962, with an international Grand Prix only five months away.⁷⁷³ The track was built by W.A. Stevenson and Sons, and was completed in record time.

When the circuit was finished some of the facilities were fairly primitive. Timekeepers worked off the back of a covered truck, on loan from Castrol, which went around delivering drums of oil. There were no buildings, the only cover for officials was provided by some tents. The building known as the 'hill stand' was there from the start, although this was replaced by a modernised building.

As at 2012, New Zealand had seven major motorsport circuit locations, four in the North Island and three in the South Island. Pukekohe Raceway is an important contributor to the history of Pukekohe and the history of New Zealand motor racing more generally. The V8 races were moved to the Hamilton street circuit in 2008. In July 2012, it was announced that V8 Supercars would return to Pukekohe in 2013, as part of a five year deal with the circuit operators.

6.3.6.8 Bledisloe Park

In 1912, the Pukekohe Borough Council negotiated with landowners in the Pukekohe area with the aim of purchasing land suitable for a recreation reserve. Five offers were submitted to the Borough and, after reviewing all offers, the Borough decided to purchase a total of 18 and a half acres from Mr Costello and Mr McGough. A Borough Domain Committee report commented on the beautiful Totara trees on the land. Part of the area of the park was known as 'McCough's Swamp', suggesting part of this area was once swampy marshland, which has since been reclaimed. The Minister of Lands agreed to provide a government grant for half the purchase price. Two pieces of land were vested in the Borough under the *Municipal Corporations Act* and part was vested in the Crown under the *Public Reserves and Domains Amendment Act 1910*.

The reserve was commonly known as 'The Park' and formally 'Pukekohe Domain' until 1933, when Pukekohe Borough Council renamed the reserve 'Bledisloe Park' after the Governor-General, Lord Bledisloe. Over time, more land parcels were purchased and Bledisloe Park grew in size. For example, in 1968, 8 acres, 2 roods and 7.4 perches in the vicinity of Collie Road and John Street was purchased from the Brownlee Estate. The council purchased 126 Queen Street in 2008. Today, the park is some 10 hectares in size and the reserve is vested in the council, including the 3.2 hectares of former Crown land.⁷⁷⁴

Many sporting clubs have been based at Bledisloe Park over the years. Previous users of the reserve include the Rangamira Softball Club, Pukekohe Indian Sports Club, Pukekohe Rugby Football Club (1950s), Pukekohe Junior Rugby Football Club, Counties Hockey Association (1970s) and Counties Women's Hockey Association. A grandstand was once located on the Queen Street side of the road, and was used for watching various sports, in particular rugby. Cricket has been played at the park since the 1950s. The area is also the site of the Golden Jubilee Swimming Pool, located on ground acquired by the council in 1959 adjoining the southern portion of Bledisloe Park. New and larger purpose-built grounds specific to the needs of a variety of sports have in more recent times have been built. One such example is the sports grounds at Rosa Birch Park.

6.3.6.9 Pukekohe Indian Sports Club

Illustrative of the presence of the Indian population in Pukekohe, and the movement towards the establishment of specific Indian community group activities, the Pukekohe Indian Sports Club was established in c.1945. The club has been involved since then in hockey, cricket and

netball with some small periods of recess.⁷⁷⁵ In its earlier days the hockey training field was a horse paddock at the back of the Wallabh's property in Upper Queen Street, Pukekohe.

6.3.6.10 Municipal Baths and Jubilee Pool

The former Pukekohe Municipal Baths, administered by the Borough Council, were located on the corner of John and Harris Streets and opened in April 1923. The pool was used by the Swimming Club as well as being a public pool, until formally taken over by high school in 1963. The pool in some form still remains today as part of the Pukekohe High School complex. The Jubilee Pool opened in 1966, is an open air; 50 metre; Olympic sized swimming pool, situated on the edge of Bledisloe Park.⁷⁷⁶

6.4 Remembering the Past

Remembering the past is vital for determining who we are and from where we have come. There are a number of memorials and interpretative material, which identify significant heritage places, people and events that have taken place in and around the Pukekohe area. Commemorative sites and objects may be significant for their social and community values, and may also have significance in relation to context and physical attributes. While the commemoration of historical events has been part of life in the area for many decades, with the passage of time, the conservation of places and structures of heritage value has taken on a greater importance in recent years.

6.4.1 War Memorials

Across New Zealand, by the close of World War II, utilitarian memorials such as, halls, swimming pools and sports grounds were a popular choice for memorials. They were also preferred by the first Labour Government which provided pound for pound subsidies for new war memorials, mainly promoting only useful 'living memorials such as community halls, libraries and gymnasiums, as opposed to artistic memorials and memorial trees or plaques'.⁷⁷⁷

The study area has several memorials in relation to the New Zealand Wars and the two World Wars. Memorials are often valued for the connection they provide to people, to link to those who have passed or fought, both known and unknown to them, endeavouring to protect their country and the hardships they endured in doing so. Other memorials celebrate significant figures or other community or nation shaping events.

In some cases the memorials recognise specific historic events that took place on that specific site, while in other instances it is in memory of an event further abroad. While memorials can have craftsmanship and/or architectural traits of significance it is more often than not the less tangible social and historical associations for which these places are significant and embodied within them.

Generally, where the event of significance took place on the exact site or nearby, it is likely to exert greater historical significance than commemorating an event which occurred elsewhere.

6.4.1.1 New Zealand Wars Memorial - Pukekohe East

A battle at the Pukekohe East Presbyterian Church during the New Zealand Wars is commemorated at the church's cemetery on Runciman Road. The memorial is a boulder with a plaque, reading: 'In memory of Māoris who lost their lives in the engagement 14th Sept 1863. Six were buried here'.

During the blockade of the church, three Pākehā were killed and approximately 40 Māori.⁷⁷⁸ The memorial was unveiled on 1 December, 1929 by Governor-General Sir Charles Fergusson and his wife. Fergusson also unveiled a brass plaque inside the church. It is

dedicated to the memory of ten Pukekohe East military settlers, who helped defend the church on 14 September, 1863.⁷⁷⁹ A number of other memorial plaques are also present on the site.



Left: Unveiling in 1929 of the memorial to Māori who lost their lives in the engagement of Pukekohe East Church in September 1863. *New Zealand Herald*, 30 December 1939:1.



Right: The Pukekohe East New Zealand Wars Memorial, Runciman Road. Photo: NZ History, n.d

Figure 188 Pukekohe East Waikato War Memorial

6.4.1.2 Pukekohe School World War I Memorial

In mid-1924, a grove of trees were planted at Pukekohe Primary School to commemorate the former boys of the school who had fallen during service in World War I. Memorial stones were subsequently placed at the base of each of the trees in 1925. The idea of placing the memorial stones into the ground of the former Pukekohe Primary School came from a speech at the ANZAC service from the headmaster of the school at the time, Mr E.F. Snell.

Following the building of new classrooms the stones were shifted to another site near to where the swimming pool was later built. The stones were moved once again in following years and placed on a bank near the stand of trees not too far from Queen Street. In this location the stones blended in and were visually virtually lost amongst the vegetation, thus falling into disrepair and neglect over successive years.

Sometime later a small group came to notice names inscribed on some of the stones, many had faded and were difficult to decipher. Several local groups and individuals assisted with funding for the restoration of the memorial stones, namely 'Keep Pukekohe Beautiful', War Games Commission and the Pukekohe Lions. Former pupil Ray Golding was significant in driving the restoration project.⁷⁸⁰

In 2006, the 26 stones were restored, and were reset in a wall outside what is now the Pukekohe Intermediate School, including a memorial stone to former Prime Minister W.F. Massey. The memorial was rededicated in April 2006.⁷⁸¹ In its present form, the memorial stones have been set out in rank order.⁷⁸²

6.4.1.3 World War I Cenotaph and Former World War I Gates

The first suggestions put forward for a World War I memorial in Pukekohe included either a memorial hospital or a swimming pool.⁷⁸³ Neither of these options were adopted and instead, after an offer by Mr William Roulston of a plot of land to the east of the railway line a more

conventional memorial consisting of a memorial gate and obelisk was decided upon.⁷⁸⁴

The Memorial Gates with a central cenotaph were unveiled on 6 November, 1921 by Prime Minister William Massey at the entrance to Roulston Park.⁷⁸⁵ Around 3,000 people attended the unveiling ceremony. The memorial originally displayed three stone pillars, the central one supporting an inscribed marble panel with a bas-relief sculpture of a soldier holding a flag at half-mast. Two wrought iron gates enclosed two panels on either side of the figure. The left and right panels set out a list of those local soldiers who had died in battle. On top of the concrete structure stood a two prong lamp. The original figure came to be replaced with an alternative carving, the later illustrating a soldier in a remembrance pose with a rifle. A local returned serviceman, W.J. (Bill) Short, reportedly served as the model for the second carving.⁷⁸⁶

In April 1980, the memorial was relocated to the Pukekohe War Memorial Town Hall on the corner of Edinburgh Street and Massey Avenue to enable ANZAC Day commemorative services to be held at a single site.⁷⁸⁷ The remains of the bottom part of former pillars from the gates can still be seen on road reserve on the corner of Stadium Drive and East Street.⁷⁸⁸

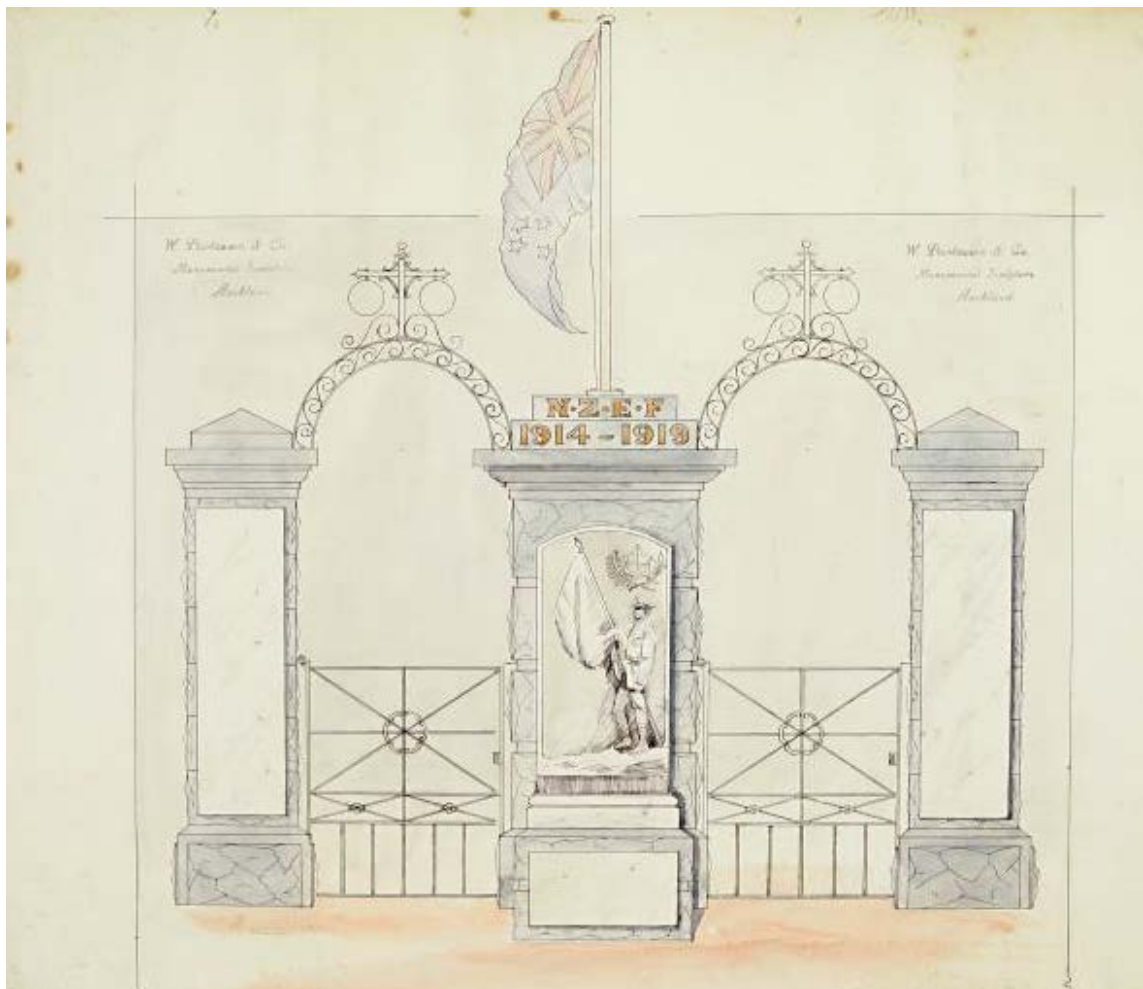


Figure 189. The Pukekohe World War I memorial conceptual drawing. W. Parkinson & Co. Monumental Sculptors Auckland, no date, AUC2013 004/76.

Note: only certain elements were constructed to this conceptual design, and today only the foundations remain onsite.

6.4.1.4 Pukekohe East Primary School Flagpole and Plaque

Another World War I memorial is found at Pukekohe East Primary School. A bronze plaque reads: "Erected by the residents of Pukekohe East in honour of the boys of the district who served in The Great War 1914-1918". The flagpole and the roll of honour were originally suggested to the School Committee by the Ladies Patriotic League in June 1919. The unveiling was held on 21 July, 1919. The school board was asked to supply a flag and a school holiday on the 11 November was agreed upon. Over the years there have been numerous repairs and maintenance carried out on the plaque and flagpole, and at some stage the plaque was taken down. It was then found in 2004 and on 11 November, 2004, the plaque was formally placed back.⁷⁸⁹

6.4.1.5 Pukekohe War Memorial Town Hall

The Pukekohe War Memorial Hall was opened on 8 June, 1957 with a large crowd gathering for the opening ceremony. The Town Hall was constructed by H J Woodbridge & Sons and the architectural firm who designed the building was Massey Beatson Rix-Trott Carter & Co. The building has an imposing yet striking modernist design, in particular when view from its front elevation. Much of it was built manually, with concrete being mixed and barrowed on the spot and thousands of bricks laid by a team of skilled workmen.⁷⁹⁰ The building internally includes a concert chamber and can accommodate up to approximately 850 seated people.⁷⁹¹ The hall is scheduled as a *Significant Historic Heritage Place*, Category B (UID# 02234), (

The Franklin Returned Soldiers Association (RSA) was formed in 1929.⁷⁹² In 1949 the branch acquired a site on Massey Avenue and a temporary wooden clubhouse was erected largely by voluntary efforts. It then accepted the Mayors invitation (Mr M. R. Grierson) to join forces with the Borough Council to raise a common fund for the War Memorial project. The RSA contributed £3000 as well as its assistance in raising the War Memorial funds. In return for their contribution and effort they obtained a club premises costing upwards of £10,000 as part of the wider Pukekohe War Memorial Town Hall development, accommodated in the rear portion of the building. The temporary wooden clubhouse was relocated locally for use by the Boys Scouts and Girl Guides. The clubhouse has not been located as part of this survey today.

A roll of honour is on display in the RSA clubrooms behind the town hall. Labelled the "C and C' Roll of Honour", it lists the names of 22 staff members of the former local firm, Cooper & Curd Motors Ltd, who served in the armed forces during World War II.⁷⁹³

6.4.1.6 Memorials Relating to United States Forces in Pukekohe

Two memorial plaques commemorate the United States troops who were stationed in Pukekohe during World War II (See *Governance* chapter, *Defence* section). On Paerata Road (State Highway 22) in close proximity to the railway line, is a memorial plaque on a boulder bearing the following inscription: 'This marks the site where the World War II troops from U.S.A. and New Zealand arrived by train and marched to camps at Helvetia and Wesley College'. The date of the plaque's installation is not known.⁷⁹⁴



Figure 190. Exterior view of the Pukekohe War Memorial Town Hall, on the corner of Edinburgh Street and Massey Avenue, Pukekohe, 1962. Auckland Libraries. South Auckland Research Centre, FRA: I, 5 / Footprints 04867



Figure 191. Debutante ball- interior of Town Hall, Pukekohe, 1958. Borough of Pukekohe: Golden Jubilee, 1912-1962, Pukekohe, 1962: 39.

Debutantes are presented to the Honourable H.G.R. Mason and the Lady Mayoress - Mrs Childs at a ball celebrating the opening of the Pukekohe War Memorial Town Hall, October 1958.

Outside the Pukekohe War Memorial Town Hall is another boulder commemorating the soldiers of New Zealand and America who were stationed in Franklin during World War II. The boulders were sourced from Stevenson's Quarry in neighbouring Drury. There are two plaques situated on the boulder. One shows the military sites occupied by New Zealand and American forces during World War II, the other plaque reads: '50th anniversary recognising the presence of New Zealand & United States forces in the Pukekohe military camps and the contribution of the citizens of the district during World War II'.

6.4.1.7 *World War I Memorial Chaplet*

The Pukekohe Returned Services Lawn Cemetery was established at the western end of the municipal cemetery in Wellington Street in 1943. Several years later on 12 April, 1949, Governor-General, Sir Bernard Freyberg, unveiled a memorial chaplet. This was situated in the central of the cemetery. The chaplet included a roll of honour for both World Wars.⁷⁹⁵ Sixty of the inscribed names related to those from World War I.

The original chaplet was demolished in 1998 with a new chaplet of much the same design but placed further back in the cemetery unveiled on 11 November, 1998. This chaplet, constructed of brick with six brass rolls of honour and small flag poles on the upper half of the left and right columns, was erected by the school children as a tribute to those men who went overseas from Pukekohe and made the supreme sacrifice in the War of 1914-1918 and to all the men from local areas in World War I from 1939 -1945.⁷⁹⁶

6.4.1.8 *St. Andrews Peace Memorial Church and War Memorial Arch*

St Andrew's Anglican Church, on the corner of Queen Street and Wesley Street, incorporates several World War I and II memorials within the site and was itself built as a peace memorial in 1931-1933.

In September 1921, a substantial concrete World War I memorial arch and gateway was dedicated on the Wesley Street entrance to the original parish church. This was donated by resident and parishioner, Mr Robert Bilkey, in remembrance of the men of the district who had lost their lives,⁷⁹⁷ and has the inscription: "In Memoriam, 1914 – 1919". The archway still stands today.

On 23 August, 1931 Archbishop A.W. Averill laid the foundation stone of the new parish church. This was described on the foundation stone and in the time capsule buried beneath it as a "Peace Memorial Church". The new church was completed less than two years later and dedicated on 25 July 1933.

Fundraising for the planned memorial window had not been completed by the time World War II broke out, but was resumed afterwards. The three-light Memorial East Window that now stands above the altar was finally dedicated on 24 February, 1952. It bears the inscription: "In memory of the fallen from this parish, 1914-1918, 1939-1945." The World War I memorial board is no longer on display, but after the World War II a Book of Remembrance was compiled listing the names of members of the parish who had been killed in both World Wars. This is displayed in a glass-topped cabinet built by disabled servicemen and stands at the rear of the nave.⁷⁹⁸



Figure 192. St Andrew's memorial arch today. Photo: AC, December 2013.



Figure 193. The Buckland War Memorial today. Photo: AC, December 2013.

6.4.1.9 Buckland War Memorial

The Buckland War Memorial was unveiled on 25 April, 1921 on a small reserve between the road and the railway line.⁷⁹⁹ The design of the memorial consisting of a rough-hewn Celtic cross mounted on a concrete plinth. On 7 June, 1922, after opening the newly enlarged Buckland Community Hall, Governor General Viscount Jellicoe planted a cedar tree in the war memorial reserve.⁸⁰⁰ After World War II, another plaque was added to the plinth to also commemorate these subsequent soldiers. The place is scheduled as a *Significant Historic Heritage Place*, Category B (UID#1547).

The memorial cross was not Buckland's only war memorial. After the War the Buckland School Committee decided to erect memorial gates at the local primary school's entrance. The date of erection of the gates is unknown. The old iron gates were dismantled and sold in 1976 around a similar time as the remodelling of the schools buildings.⁸⁰¹

6.4.1.10 Puni Memorial Reserve

The place today known as the Puni Memorial Reserve was formally consecrated as the local war memorial in 1951. In 1952, the whole of the area was transferred to a recreation reserve and in 1953 the West End Tennis Club was created at the Park (since disbanded with the building remaining however derelict). The stone memorial gates at the entrance to the park were built in 1956 of Hinuera stone.⁸⁰² The marble tablet on one pillar is inscribed: "Puni Memorial Park"; on the other: "In memory / of those citizens / of Puni who took / part in the two / Great Wars / 1914-18 1939-45."⁸⁰³ Between 1958 and 1960 a rugby ground was established and remains in use today.

The site is also an historical place of Māori occupation, used by the Puaha Waikato-Manuka tribes. It contains the archaeological remains of a former pa settlement with evidence of pits and terraces still visible (NZAA R12_170). The reserve was originally created in 1878 as a stone and water reserve of 27 acres.⁸⁰⁴ In 1902 it was gazetted as the Puni Quarry Reserve and quarrying began. From 1929 to 1950 the reserve was leased for grazing. After a public meeting, it was decided to reserve the front and hill portion of the area for recreation purposes (about five hectares). The Puni District Memorial Recreation Ground Committee managed this portion of the reserve.

6.4.1.11 Roulston Park

Roulston Park, on the corner of East Street and Stadium Drive, was land gifted by Mr William Roulston as a site for a World War I memorial, in commemoration of the 50 young men from the area who were casualties in the War. Roulston is remembered as a historically significant local figure; he was deputy chairman of the early Pukekohe Town Board and part of the Roulston Brothers business, where he operated a general storekeepers and butchers business from King Street and had a reasonably extensive land holding. The deeds to the land were formally handed over to the Borough of Pukekohe on 6 November 1921.⁸⁰⁵ As of October 1965, the site has also accommodated the Pioneers Memorial Cottage (Former Martyn's Residence) relocated as part of the centennial celebrations.

Originally, war memorial gates with a sculpture were present on the edge of the park adjoining what is today Stadium Drive. However, the plinth was relocated in 1980 to reside at the Pukekohe War Memorial Town Hall and remodelled. The park exhibits community value associated with its memorial use, in particular with the Pioneer Cottage, and as the former land holding associated with Roulston. The park contains several mature trees.

6.4.2 Cemeteries and Burial Sites

Cemeteries, burial sites and urupā mark the final resting place of people whatever their origins and status. The materials, design, craftsmanship and inscriptions of grave headstones and objects are a rich repository of information that connects us with previous generations and their pasts. The study area has three historic cemeteries: Pukekohe Public Cemetery and Returned Services (Wellington Street), the Pukekohe Catholic Cemetery (Seddon Street, Pukekohe) and the Pukekohe East Presbyterian Church Cemetery (Runciman Road). A more recently opened site is the Heights Park Cemetery (Heights Road, near Paerata).

6.4.2.1 Pukekohe Cemetery and Pukekohe War Memorial Cemetery

The Pukekohe cemetery consists of two distinct areas - the Public Cemetery and Returned Services Association Cemetery. The public cemetery is further divided into Presbyterian, Anglican and Wesleyan sections. There is a children's area, an area for ashes, and an old 'Potters field', or an area for unidentified graves along the southern end of the eastern boundary.

The cemetery was acquired by the Crown and permanently reserved for cemetery purposes by way of a series of gazette notices from 1881 through to 1896. The earliest interments appear to have been around 1882. The graves themselves are mixed in style and reflect the various eras evolving from the c.1880s through to the present. Early settler families and proceeding descendants are buried in the cemetery. Examples of internments include the Blake, Bilkey, Moore, Pollock, Roose, Roulston, Routly, and Reynolds families.

Much of the character of the cemetery is derived from the distinctive appearance of the old upright headstones, and in this way the cemetery reflects an historical record of Pukekohe and its surrounding district, often over successive generations.

The Pukekohe Returned Services Lawn Cemetery was established at the western end of the municipal cemetery in Wellington Street in 1943.⁸⁰⁶ The cemetery was closed to further interments in 1991 when the Heights Park Cemetery at Paerata was opened (located 2 to 3 minute drive north of Pukekohe), the exception being where a plot has been pre-purchased or dug at double-depth, and RSA interments.⁸⁰⁷



Figure 194. The Pukekohe Services Cemetery, part of the Pukekohe cemetery, Wellington Street. Photo: AC, January 2014.

6.4.2.2 *Pukekohe Catholic Cemetery*

The Catholic cemetery has a close relationship to St Patrick's Catholic Church directly across the road, and St Joseph's Primary School next door. The first Pukekohe Catholic church was situated on the cemetery site in the early-mid 1870s, shifting across the road in 1879. It remains as an open cemetery. The headstones reflect the various eras evolving from c.1880s through to the present consisting of a mixture of headstone designs and dates of interment. Much of the character of the cemetery is derived from the distinctive appearance of the old upright headstones, and in this way the cemetery reflects an historical record of the former people of Pukekohe and its surrounding district.



Figure 195. Example of decorative headstones and grave fencing within the Catholic Cemetery, Seddon Street. Photos: AC, January, 2014.

6.4.2.3 *Pukekohe East Presbyterian Graveyard*

As discussed in the *Religion* section of this chapter, the Pukekohe East Presbyterian Church site on Runciman Road contains a church graveyard within the sites grounds. The site is the resting place of a number of the very early settlers to the area and subsequent parishioners over the years. The oldest grave in the churchyard dates back to 1882 making it the oldest formal cemetery in the study area. It also has a further layer of significance containing the burials of several of the Māori warriors killed in the warfare of 1863.



Figure 196. Graveyard associated with Pukekohe East Presbyterian Church. Photo: AC (Rachel Ford), February 2014.

6.4.2.4 Heights Park Cemetery

Heights Park Cemetery is Pukekohe's most recently established cemetery. Situated on Heights Road, the land was acquired by the former Pukekohe Borough Council in the 1980s for the purpose of establishing a new cemetery to replace the existing Pukekohe Cemetery which was nearing the end of its interment capacity. The cemetery was opened in 1991, with the dedication ceremony being held on 18 July. Approximately half of the cemetery grounds are leased for grazing use, providing for future growth and expansion. The graves themselves, being relatively new, are reflective of modern concepts of memorial and cemetery design.⁸⁰⁸

6.4.2.5 Memorials to Significant Figures

The Pukekohe area also has memorials relating to significant individuals. As discussed in the *Infrastructure* section, the Seddon Memorial is in recognition and memory of the Right Honourable Richard John Seddon, Premier of New Zealand from 1893-1906 and was erected in 1907, the year following his passing. The death of Seddon began the first flurry of memorial-making in the country since Queen Victoria's jubilees, and was only surpassed by those linked with the coming of the Great War in the years that followed, and New Zealand's later conflicts.

The subject memorial lamp sits within a wider national context, whereby a number of similar memorials to Seddon were erected throughout the country around this time, a portion of which also still remain today. Examples of known locations of other specific Seddon memorial lamps included a gas lamp erected at Saint Helens Maternity Hospital, Auckland and one on Seddon Street in the township of Waihi, Coromandel. A drinking fountain and shelter were erected where today's Royal Oak roundabout once was, and was for a time a well-known example of a Seddon Memorial. A very iconic memorial to Seddon was the substantial column memorial in the Bolton Street Cemetery, Wellington.



Figure 197. Seddon memorial lamp in front of the former Presbyterian Church. AWNS-19070131-10-3 *Auckland Weekly News*: 1907.

A recent example of a memorial to a significant person is the relocation of the Possum Bourne statue to Pukekohe. Bourne, an iconic local rally car driver, was fatally injured while practising in Cardrona in the South Island. His bronze statue had stood on a hilltop in Wanaka's Cardrona Valley since 2004. However, in early 2013 the statue was relocated to his home town of Pukekohe where it now takes pride of place at the entrance to a laneway off King Street. Objects such as this have the potential to be historic heritage into the future and are today highly valued by some members of the community as identity markers.

6.4.3 Interpretation

Interpretation is one of the key mechanics for remembering the past. Interpretation can be in the form of static signage boards or plaques, however new opportunities are now possible with technology for far more interactive interpretation via a digital medium.

A key every day way that remembrance of the past is achieved is through the naming of streets and public spaces, in particular in relation to streets and public spaces within new subdivision developments.

A very large number of the streets within the study area are named after long standing local families, notable citizens, or natural land features. Some of the many examples include, Reynolds Road, after the Reynolds family a prominent early family, Seddon Park and Seddon Street (named after Richard John Seddon, Premier of New Zealand from 1893-1906), Totara Avenue, after the array of Totara trees nearby within Roseville Park. The Colin Lawrie Fields named after the former Mayor of Pukekohe Borough, who served for twelve years from 1959-1972. (Also see *Infrastructure* chapter, *Roads* section).



Figure 198. The Possum Bourne memorial in Pukekohe and signage board.

Left: The bronze Possum Bourne memorial statue in Pukekohe - King Street/laneway. Photo: AC, November, 2013.

Right: One of several recently installed heritage interpretation boards throughout the Pukekohe town centre. Photo: AC, November, 2013.

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Deposited Plan 10797
Deposited Plan 11107
Deposited Plan 13100
Deposited Plan 16665
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⁷⁹² No author identified. 1938. *The Progress and Development of Pukekohe: 1888-1938*. Auckland: Auckland Service Printery.p. 17.

⁷⁹³ Ministry for Culture and Heritage. New Zealand History Online. (4 March 2014).Pukekohe War Memorial hall [Online]. Accessed from: <http://www.nzhistory.net.nz/media/photo/pukekohe-war-memorial-hall> [12 March 2014].

⁷⁹⁴ McEwan, A. 2009. Paerata Historic Heritage Assessment, Hamilton: Heritage Consultancy Services.p. 27.

⁷⁹⁵ *Manukau's Journey* n.d.; *NZ Herald*, 1949: 9.

⁷⁹⁶ Ministry for Culture and Heritage. New Zealand History Online.Buckland First World War memorial. [Online]. (3 April 2014)Accessed from:

⁷⁹⁷ Morris, N e. 1976. *Centennial history of the Anglican Church in Pukekohe*. Pukekohe: Pukekohe Anglican Church Vestry.p. 53.

⁷⁹⁸ Ministry for Culture and Heritage. St Andrew's Peace Memorial Church, Pukekohe. [Online]. (10 February 2014). Accessed from: <http://www.nzhistory.net.nz/media/photo/st-andrews-peace-memorial-church-pukekohe> [15 Marh 2014].

⁷⁹⁹ Ministry for Culture and Heritage. New Zealand History Online. Pukekohe RSA memorial. [Online]. (30 April 2014). Accessed from: <http://www.nzhistory.net.nz/media/photo/pukekohe-rsa-memorial> [20 January 2014].

⁸⁰⁰ *NZ Herald*, 1922: 8.

⁸⁰¹ Ministry for Culture and Heritage. St Andrew's Peace Memorial Church, Pukekohe. [Online]. (10 February 2014). Accessed from: <http://www.nzhistory.net.nz/media/photo/st-andrews-peace-memorial-church-pukekohe> [15 Marh 2014].

⁸⁰² Franklin District Council.2004. Puni Memorial Recreation Reserve Management Plan. p.9-10.

⁸⁰³ Ministry for Culture and Heritage. New Zealand History Online. (7 March 2014). Puni memorial park.[Online]. Accessed from: <http://www.nzhistory.net.nz/media/photo/puni-memorial-park>. [10 April 2014].

⁸⁰⁴ *Ibid.*

⁸⁰⁵ Ministry for Culture and Heritage. New Zealand History Online. [Online]. (11 November 2013). Pukekohe First World War memorial park. Accessed from: <http://www.nzhistory.net.nz/media/photo/pukekohe-war-memorial-park> [12 April 2014].

⁸⁰⁶ Ministry of Culture and Heritage. Pukekohe RSA Memorial. [Online]. (30 April 2014). Accessed from: <http://www.nzhistory.net.nz/media/photo/pukekohe-rsa-memorial> [3 May 2013].

⁸⁰⁷ Franklin District Council. 2009/2010 (draft). Franklin Cemetery Asset Management Plan.

⁸⁰⁸ *Ibid.*

Appendix 2: Paerata Historic Heritage Assessment

Paerata Historic Heritage Assessment



for Franklin District Council
by Dr Ann McEwan, Heritage Consultancy Services, Hamilton

27 February 2009

Contents

Executive Summary	3
Introduction	4
Methodology	4
A History of Paerata	5
Identification of the Site's Heritage Resources	24
Archaeological Appraisal	33
Assessment of Effects	41
Recommended Heritage Planning Actions	42
Conclusion	46
Acknowledgements	47
Appendix 1: Paerata Heritage Timeline	48
Appendix 2: Paerata Road Names and Their Origins	49
Appendix 3: Abbreviated details of land ownership - Allotments 75, 76, 78, 79 and 82, Karaka Parish and Block 4, Pukekohe Parish	50
Appendix 4: Franklin District Plan Criteria for Scheduling Cultural Heritage Resources	52
Appendix 5: Franklin District Heritage Strategy Thematic Assessment Framework	53
Appendix 6: Auckland Regional Council Cultural Heritage Inventory listings for Paerata area	54
Appendix 7: Bibliography	57

Executive Summary

This report considers the likely impact of the Paerata Structure Plan upon the heritage resources of the locality.

As the basis for this analysis a concise history of the study area has been prepared. This historical narrative establishes the backdrop against which the business and residential development envisaged in the Structure Plan and Franklin District Growth Strategy will take place.

The area history also underpins the recommendations made in this report regarding the identification, protection and promotion of heritage resources in Paerata.

An archaeological appraisal, assessment of effects and recommendations for heritage planning actions follow on from the historical narrative and a description of Paerata's heritage resources. Appended to the report are a heritage timeline, index of street names, summary of early colonial land ownership, and bibliography.

In addition to the recommendations made later in this report in regard to archaeological and planning considerations, the following points should be noted:

- *The tangata whenua history and values of the area should be acknowledged in the Structure Plan*
- *Historic road names should be retained within the Structure Plan area*
- *Retention of existing houses, industrial buildings and structures in the vicinity of Paerata School, the former dairy factory, and former railway station site should be encouraged to maintain historic continuity of appearance and use*
- *The Franklin District Library and the residents of Paerata should work together to document and conserve the history and archival heritage resources of the Structure Plan area*
- *Implementation of the Structure Plan should be monitored to ensure that it maintains and enhances the heritage values of the subject area*

This report is fully aligned with the Franklin District Heritage Strategy (2008) and the thematic assessment framework embedded in it.

Introduction

The land area that is the subject of this historic heritage assessment is located in a part of Franklin District with a rich Maori and European history. In addition to its value to tangata whenua, Paerata is principally associated with the railway, dairying, education, and as a gateway to Pukekohe.

The history of this area has not been the subject of previous study, although there are a number of publications and other information sources relevant to Paerata. While the built environment of the locale is generally of a modest and conventional nature, the nexus created by the school, former dairy factory and railway line has historic heritage significance and urban design value.

Methodology

This report is predicated upon the thematic assessment framework contained within the Franklin District Heritage Strategy (2008). This framework has guided the research and analysis contained within this report, in accordance with national and international best practice in heritage assessment.

Two key research questions have driven the project; namely,

1. What are the existing heritage values of the area proposed for rezoning?
2. How might the heritage values, items, structures, collections and sites of Paerata be identified, protected and/or promoted within the Paerata Structure Plan and Plan Change?

Project research has drawn upon published sources and archival documents, plans and photographs. Historical material relating to Paerata has been located within a number of local, regional and national repositories.

The members of the project team were Dr Ann McEwan (Architectural Historian & Heritage Consultant), Helen McCracken (Historian), Dr Louise Furey (Archaeologist, CFG Heritage Ltd) and Ian Johnson (Consultant Planner, EMS Ltd).

A History of Paerata

The site of Paerata

Paerata is a small settlement servicing a semi-rural community on the northern fringe of Franklin's principal urban centre, Pukekohe. It is 46 kilometres south of Auckland and 90 kilometres north of Hamilton. In the mid-nineteenth century much of the locality was covered in bush. Today State Highway 22 runs through the settlement on a north-south axis, as does the North Island Main Trunk rail line.

In 2001 the population of the Paerata-Cape Hill area was 717 people living in 189 family units.¹ According to the local historian Nona Morris the name Paerata is a conflation of the Maori words *pae*, meaning a ridge or resting place, and *rata*, named for a large rata tree that grew on the ridge on Burt Road.²

The study area is roughly bounded by Sim Road and Cape Hill Road to the east, Paerata Road to the west, and the North Island Main Trunk line to the north. To the south the study area abuts the commercial and residential fringe of Pukekohe in the vicinity of Adams Drive, Isabella Drive and Northvale Place.



The people of Ngati Te Ata, Tamaoho / Te Akitai and Ngati Pou are all associated with the Paerata area, having mana whenua over it.

¹ <http://www2.stats.govt.nz/domino/external/web/commprofiles.nsf/htmldocs/Paerata-Cape+Hill+Community+Profile>

² *Paerata School Jubilee, 1921-1996*, p. 58

The tangata whenua of Paerata

James Cowan records that a 'fortified pa of the Ngati-Tamaoho Tribe, named Te Maunu-a-Tu ("The Wargod's Lure"), stood on the western end of the Paerata ridge in ancient days.'³ Before European colonisation lands in the vicinity of present-day Pukekohe belonged to Tamaoho, also known as Te Akitai, and Ngati Pou.⁴ Tamaoho/Akitai had the major interest in what became the Pukekohe West Block, whereas the interest of Ngati Pou was more southerly, closer to the Waikato River. Ngati Te Ata's rohe was to the west of both. All three hapu can trace their whakapapa back to the Tainui waka.

The landscape of the Pukekohe block was one of swamps, creeks and bush, all of which supplied natural resources to tangata whenua. To the north of the Pukekohe area is the Manukau Harbour, to the south the Waikato River. Scattered throughout the region were papakainga (settlements), urupa (burial grounds) and vast areas of cultivation.

Official records, the accounts of church missionaries, and the stories of the old people confirm that the tangata whenua living in the vicinity of Pukekohe were the barons of the land up until the mid-nineteenth century. With a freshwater and saltwater fishing industry, agriculture, cattle grazing and orchards, Tamaoho/Akitai and Ngati Te Ata supplied themselves and incoming Auckland colonists with food. Trade between iwi and settlers was brisk and relations good until disputes about land ownership and possession created a crisis that would not be resolved for over a century.



Flower of the Northern Rata, photographed at the Maungatautari Ecological Island Trust, c.2006

³ J Cowan, *The New Zealand Wars: Volume 1: 1845-1864*, p. 283

⁴ The following discussion is taken from 'Pukekohe West End Historic Heritage Assessment', unpublished report for Franklin District Council and the West End Residents and Landowners Association by Heritage Consultancy Services, Hamilton, 30 September 2008, pp. 6-7

European purchase

In August 1842 the Pukekohe block was sold to the Crown by iwi with a secondary claim to the land. The block was a large one taking in a long strip of land extending from the Manukau Harbour to the Waikato River. In return for this very fertile land the vendors received from the Crown £150 in cash and £170 worth of goods.⁵ Katipa and Te Waka Kaihau, rangatira of Ngati Te Ata, signed the deed on 7 December 1843. George Clarke and Thomas Spencer Forsaith represented the Crown. Local historian Nona Morris recorded the details of the purchase thus:

Payment consisted of £150 in cash, plus the following goods: - 181 blankets, 30 coats, 1 large tent, 2 smaller tents, 18 saws, 16 blocks, 4 frying pans, 1 hammer, 11 shingling hammers, 788 lbs of tobacco, 2 bed gowns, 1 auger, 3 chisels, 5 planes, 9 gimlets, 290 lbs of mails, 6 pit saws, 7 crosscut saws, 7 handles, 7 handles for below, 7 fasteners for the handles, 46 saw files, 13 pit saw files, 1 rough saw, 1 box pipes, 3 iron pots, 2 saucepans, 2 tea kettles, 2 ovens, 13 axes, 20 tomahawks, 4 brushes, 1 horse brush, 4 (pairs) shoes, 1 water pot, 1 compass, 8 spades, 6 jackets, 6 combs, 6 pairs of trousers, 6 silk handkerchiefs, 14 white shirts, 6 sou'westers, and 5 cartouche boxes.⁶

Tamaoho, the principal owners of the block, did not want to sell the Pukekohe Block, however, and the Crown had failed to ensure they were dealing with the legitimate owners of the land.



'Nga-ti-tama-o-ho Children', reproduced in J Cowan's *The New Zealand Wars 1845-186*, p. 144

The report commissioned by the Waitangi Tribunal on the Alienation of South Auckland Lands (Wai330/4) states that, according to the Crown's interpreter John Grant Johnson, the 'purchase was immediately opposed by Tamaoho'.⁷ After some investigation it was apparent to the Crown that Mohi, 'whose ancestor Te Whare Aitu was the most recent owner of

⁵ Deed No 250. Pukekohe No.1 Block, Manukau District, pp. 309-310

⁶ Nona Morris, *Early Days in Franklin*, p. 64

⁷ Memorandum on Land Purchased from Ngatiteata in 1842, *Turton's Epitome - An epitome of official documents relative to Native Affairs and land purchases in the North Island of New Zealand*, p. C284

Pukekohe', had the strongest claim to the land and, notwithstanding that, those that sold the land merely had an interest in it.⁸

Mohi Te Ahi a Te Ngu had support for his ownership status from iwi throughout the country, but nevertheless the Crown did not attempt to resolve the dispute by dissolving the Deed of Land. Instead the government began to 'wheel and deal'. While the dispute with the government continued a settlement between Ngati Te Ata and Tamaoho was reached. Ngati Te Ata withdrew its opposition to Tamaoho attempts to sell the Ramarama and Waiau blocks in return for withdrawing their claims to Pukekohe. The agreement was consummated with the payment by Ngati Te Ata of six casks of tobacco to Mohi and the Akitai.⁹

This agreement did not, however, solve the complaint of Tamaoho/Akitai with the Crown. Following the determined efforts of Mohi and Akitai, the Crown offered £200 to satisfy their claims, which was declined.¹⁰ The original owners of the Pukekohe block never did wish to part with their ancestral land.

By 1845 the government had sold much land between the Waiuku-Drury road and the Karaka foreshore.¹¹ It was not until 17 June 1853, however, that Akitai accepted the Crown's terms, with the payment of £200.¹² This was a recurring pattern throughout Tamaki Makaurau, whereby the Crown first purchased Maori ancestral land from non-owners and then, in accordance with the policy of the day, compensated true owners at a much later date.

Not only was the Crown at fault in dealing with disputed owners when purchasing, but mistakes were also made where purchased land was not surveyed immediately. In these cases iwi often found that land had been alienated which had not been agreed to. To bypass lengthy sale and purchase negotiations, and the attendant problems with survey accuracy, the Crown made blanket purchases to the east and west of the Pukekohe block. These blanket purchases included the whole of the Awhitu Peninsula, down to the Waikato River, and the Ramarama block, to the east of the Pukekohe block.

Land Leagues and the Establishment of a Maori King

During the late 1840s and the 1850s, as a result of large areas of ancestral land throughout Aotearoa being acquired by the Crown by what ever means possible, many iwi set up Land Leagues. The chiefs of iwi committed themselves and their people not to sell even one more acre to either the Crown or to anyone else.

Against the backdrop of land sales and alienation, it had become very clear to the rangatira that Maori identity, language, society, and tikanga were under threat and that the drastic loss of land was relegating Maori to the status of tenants in their own country. Many hui were called to discuss the destiny of Maori and one outcome of these discussions was the decision made by some high-ranking Rangatira to appoint and then anoint a King for Maori.

In 1858 after many hui, Potatau Te Wherowhero was anointed the First Maori King.¹³ One of the reasons Te Wherowhero was made King, in addition to his great mana, was that it was felt that the Waikato had an abundant supply of natural resources or kai, adequate to feed the many tribes who were expected to visit the King. These resources could be harvested from taonga such as the Waikato River, the many harbours and coastal foreshore, and the remaining bush lands within the Tainui rohe.

⁸ *Turton's Epitome*, p. C 284

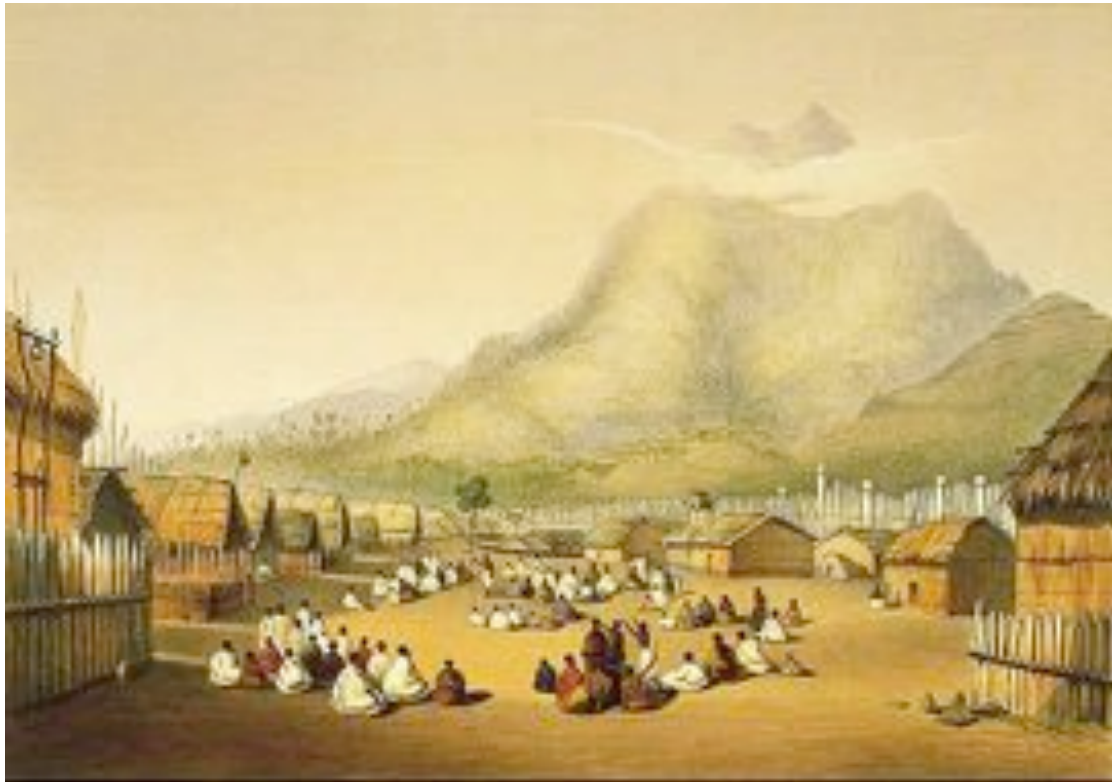
⁹ *Ibid.*

¹⁰ *Ibid*

¹¹ Morris, p. 65.

¹² Deed No.267, Pukekohe No.2 Block, Manukau District, p. 324

¹³ *Potatau*, by Pei Te Hurinui Jones, gives a detailed account of the search for the first Maori King. *Tawhiao King or Prophet* by Carmen Kirkwood also gives an account of the time under discussion.



Tukaitoe, the pa of Te Wherowhero, first Maori King, with Taupiri Mountain at rear, painting by GF Angus (1846)
National Library of Australia

War

In spite of its unifying theme, the Maori King Movement was seen as a separatist movement. Governor George Grey feared that the continual flow of settlers would be impeded as Maori progressively stopped selling land. Grey's stated approach in January 1863 was therefore to 'dig around the Kingitanga until it fell.'¹⁴

By this time Te Wherowhero's son Matutaera (later known as Tawhaio) was the reigning Maori King (1860-94) and rumours were being circulated by Crown agents that he was going to attack Auckland. Governor Grey therefore ordered the imperial troops to stand by in preparation for an attack on Waikato.

Before the war, came the hostilities. Armed conflict between Maori and the Crown had begun in Taranaki in 1860. By June 1863 Premier Alfred Domett's government was planning confiscation of Waikato land and loyalty to the crown was to be the test by which tangata whenua were to be 'measured'. Grey's proclamation to the Waikato hapu of the South Auckland region on 9 July 1863 stated that all those living north of Mangatawhiri Stream who pledged allegiance to the Queen of England would be allowed to stay on their land. Those who would not were to be expelled southwards and their land confiscated.

War proper broke out on 12 July 1863. Naval volunteers were ordered to smash all waka within the Manukau Harbour and this was done at two in the morning of 19th July 1863. The systematic destruction of property was also carried out along the shorelines of the harbour. Village palisades were fired and creeks and tidal waters were scoured for waka; twenty-one large canoes were towed to Onehunga and burned. Hapu with interests in the Pukekohe blocks, Akitai/Tamaoho, Ngati Pou and Ngati Te Ata, had both domestic and long seaworthy waka. These were destroyed. Drays, ploughs and other movable Maori property were thrown

¹⁴ 'Build up to war - Maori King movement 1860-94', URL: <http://www.nzhistory.net.nz/politics/maori-king-movement-1860-94/build-up-to-war> (Ministry for Culture and Heritage), updated 12-Jul-2007

into the harbour.

A later expedition searched the shoreline for waka overlooked by the first and brought back among its trophies the waka Te Toki-a-Tapiri, which was capable of carrying one hundred. The collector of customs at Onehunga used his influence to have it spared and it can be seen still at the Auckland Museum. The fleet that had sustained the settler city of Auckland with the products of Maori agriculture and horticulture was therefore all but destroyed.

What is today Franklin District was a dangerous place in the latter part of 1863, as Imperial troops were on the move in South Auckland. Some Maori stayed on their lands in the area fearing the loss of cattle and pigs and the destruction of orchards. Contingents from Ngati Maniapoto, who did not listen to King Tawhaio, carried out attacks on small colonial settlements in the district, Pukekohe East being one such area.

Although the hapu of Waikato and other iwi put up a historic defense they could not outnumber the troops Grey had at his disposal, hundreds of who came fresh from Taranaki to fight in the Waikato war. Against such numbers Waikato and their allies were able to muster between 1,000 and 2,000 men for three months at the larger of the battles at Meremere, Paterangi, Hangatiki and Maungatautari.

Within less than nine months Maori had conceded defeat after battles at Rangiriri (21 November 1863) and Orakau (2 April 1864). The Kingitanga was driven back into the King Country, clearing the way for the colonial settlement of the Waikato. Following the defeat of Waikato, and a period for some with their King in exile, the Manukau people went home in the 1870s to find the bulk of their remaining lands had been confiscated.¹⁵

Reconciliation

Although history records the flawed purchase of the Pukekohe Block by the Crown and the reserve put in place for the principal vendors, both were confiscated under the New Zealand Settlements Act 1863 to punish those who had ventured south to support the Maori King against the Imperial and Colonial troops. In the twentieth century a long process of protest and redress was endured. Royal Commissions convened in the 1920s and 1940s determined that the raupatu (confiscations of Waikato and Taranaki) were excessive and unjust and also laid the foundation for future government-iwi reconciliation.

At the same time Maori who had been alienated from their lands sought shelter on reserves such as that at Whatapaka, where they continued their agricultural traditions. Kaumatua since passed on recall the Great Depression when times were hard for everyone and people from Auckland walked country roads looking for food for their destitute families. Those living at Whatapaka willingly shared what they had with the strangers and sent them on their way with as much food as they could carry. Today many of those living on the Whatapaka Maori Reserve, including at Puukaki and Tamaki Makaurau papakainga (settlements), are the descendents of those who had their lands at Pukekohe sold or confiscated against their will.

Finally, to close this chapter of Franklin history, the 1995 Waikato-Tainui Raupatu Settlements Act was passed and a settlement made for the Waikato lands below the Mangatawhiri River. This was accompanied by an apology for the unjust confiscations given by Queen Elizabeth II to the late Maori Queen Te Arikinui Te Atairangikaahu in a private ceremony at Parliament Buildings.

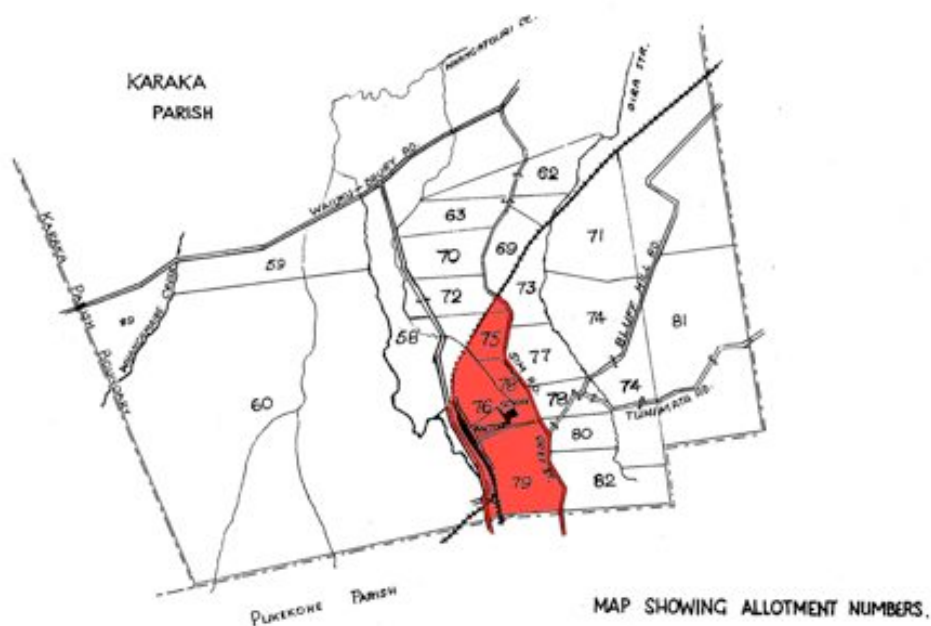
¹⁵ Evidence submitted to the Treaty of Waitangi Tribunal Hearing on the Manukau Claim of 1985 (Wai08) by Nganeko Minihinnick on behalf of the people of Te Puaha ki Manukau.

Early colonial settlement

From the mid-nineteenth century the Paerata district was part of what was known to colonial mapmakers and surveyors as the Karaka Parish. This was essentially the northern part of the land acquired by the Crown in the Pukekohe No. 1 deed. Although other land in the Karaka Parish was put up for sale in June 1844, it was not until December 1844 that land in the Paerata district (Lots 58-78 of the Karaka Parish) was made available for selection.¹⁶ That said, no land on the Paerata side of what is now known as the Waiuku-Drury Road was actually sold at this time.¹⁷

It was effectively another decade before most of the land in the Paerata district was sold to colonial settlers for 10/- per acre. Many of the new landowners were prominent people, either members of the central government or Auckland Provincial Council, businessmen or members of the clergy.¹⁸

One such individual to buy land in Paerata was Thomas Forsaith, who had witnessed the original Pukekohe Deed in 1843. By the 1850s he had become a prominent businessman and member of the House of Representatives. In 1854 he held the position of Premier in one of the briefest of government ministries (31 August 1854 – 2 September 1854). Forsaith acquired Lot 78 (198 acres) for just under £90.



Map showing Karaka Parish allotments, red area is the northern half of the study area. *Paerata School Jubilee, 1921-1971*, n.p.

Another early Paerata landowner was John Williamson, member of the Auckland Provincial Council (1853-1855), the House of Representatives (1855-1875), and, for a time, Superintendent of the Auckland Province (1856-1862, 1873-1875). He was also for a period Commissioner of Crown Lands. He acquired Lot 70. His brother James Williamson, who acquired Lot 13, was later a member of the House of Representatives (1862-1867) and of the Legislative Council (1870-1888).

¹⁶ Morris, p. 65

¹⁷ *Paerata School Jubilee, 1921-1996*, p. 59

¹⁸ *Ibid*, p. 63. See also Appendix 3 Abbreviated details of land ownership.

Members of the clergy to buy land around Paerata included the Methodist ministers Reverends John Hobbs, James Buller and M Wilson and Anglican ministers the Reverend Edward Heyward and Thomas C Williams, the son of the missionary Henry Williams.¹⁹ Not many of the new owners had come to farm. In fact most were absentee owners who were very likely speculating that land so close to Auckland was sure to increase in value.



Reproduced in J Cowan's *The New Zealand Wars 1845-1864*, p. 284

By 1861 only three settlers and their employees lived in the environs of Paerata.²⁰ One such settler was James Burt. Burt had arrived in New Zealand in 1850, and soon became a partner in the mercantile firm of Bain and Burt. Only three years later Burt retired from the firm and in February 1854 bought 600 acres in Paerata to farm. In 1856 Burt made a successful application to the central government to have a road put through to Drury. This was known as Bluff Hill Road (now Burt Road).

Following the invasion of the Waikato by Imperial troops in 1863, Burt's farm became, for a time, nationally prominent.²¹ On 14 September 1863, the same day that the Pukekohe East

¹⁹ Williment, T. M. I. 'Hobbs, John 1800 - 1883', *Dictionary of New Zealand Biography*, updated 22 June 2007, URL: <http://www.dnzb.govt.nz>. Buller was the father of Walter Lowry Buller, the interpreter, magistrate, ornithologist, and lawyer. See Galbreath, Ross, 'Buller, Walter Lawry 1838 - 1906', *Dictionary of New Zealand Biography*, updated 22 June 2007. URL: <http://www.dnzb.govt.nz/> Fisher, Robin, 'Williams, Henry 1792 - 1867', *Dictionary of New Zealand Biography*, updated 22 June 2007 URL: <http://www.dnzb.govt.nz>

²⁰ John Watson claimed that in 1861 there was no one living within three miles of the Burt farm except Mr Hamilton and Samuel Luke. Cowan, p. 287

²¹ Reports of the incident were published in the *Daily Southern Cross*, *Taranaki Herald*, and *Otago Witness*.

Church Stockade was attacked by a taua of 200 Maori, a party of 20 Maori attacked Burt's farmhouse. James Cowan writing in *The New Zealand Wars* identified the members of the party as mostly Ngati Pou. During the attack a son of Mr Watson, the farm manager, was mortally wounded and another farmhand was killed trying to get help. However, Watson's other two sons made it to the military camp at Drury to raise the alarm. According to Nona Morris the route the two Watson boys took to Drury would have been along the Bluff Hill Road.²² One of Watson's daughter's, Mary Ann, managed to escape from the farmhouse and make it to James Hamilton's farm located half a mile [0.8 km] to the east. Hamilton and his employee Alexander Goulan had already heard the gunshots and met her on the way. Their arrival at the farm led to a temporary retreat by the taua. Later that day a detachment of the mounted cavalry under Lieutenant Rait was sent out from Drury to retrieve the settlers and that night the house was ransacked along with a neighboring house belonging to a Samuel Luke located at the foot of the bluff.

A few days later a Flying Column, under the command of Colonial Nixon, made Burt's farm its headquarters. Jackson's Forest Rangers also used the farmhouse as a field base. Serving in the latter were Captain Gustavus Von Tempsky and Captain Charles Heaphy (later Major Heaphy).²³ The entire event was published in the *Daily Southern Cross* newspaper, under the headline 'Diary of a Forest Ranger', and captured in a romanticised watercolour drawn by Von Tempsky. The latter depicted the armed trio of Mary Ann Watson, Hamilton and Goulan preparing to attack the besieged farmhouse.²⁴ After the war Burt went to live in Auckland. He died in January 1908.²⁵ A subsequent owner of the farm renamed it Glenconnell.²⁶



Paerata Bluff and Burt's Farm, reproduced in J Cowan's *The New Zealand Wars*, Vol. 1, p. 283

Post-war settlement

Following the end of hostilities in 1864, the population of Paerata remained relatively unchanged, apparently little affected by the surge in population elsewhere in South Auckland as a result of the Waikato Immigration Scheme. Of some relevance to Paerata, however, was the settlement of Pukekohe immediately to the south.

Settler vessels from Scotland and Ireland berthed in Auckland with hundreds of Waikato-bound immigrants aboard, most of whom had been promised free passage and a five or ten acre land allocation in return for leaving their homes and helping to build a far-distant colony. Of all the settler ships that came to New Zealand during the 1860s, perhaps none had a more

²² *Paerata School Jubilee, 1921-1996*, p.66

²³ Cowan, p. 288. Also N. A. C. McMillan, 'Tempsky, Gustavus Ferdinand von 1828 - 1868', *Dictionary of New Zealand Biography*, updated 22 June 2008 URL: <http://www.dnzb.govt.nz/>

²⁴ Cowan gives a detailed account of the attack, including a transcript of part of a letter from John Watson, son of the farm manager, written in 1922 detailing the event. See Cowan, pp. 286-288

²⁵ *Evening Post*, 31 January 1908

²⁶ *Paerata School Jubilee, 1921-1996*, p. 70

dreadful voyage than the *Ganges*, which Franklin historian Nona Morris has described as a “death ship”.²⁷ The *Ganges* departed from Queenstown, County Cork, Ireland on 2 November 1864 and disembarked at Auckland’s Queen Street Wharf on 14 February 1865. The ship carried 474 passengers but only 418 were to arrive safely at their destination. In all, 56 died during the voyage, of which 54 were children, nearly half of the total number of children on board the vessel.



The 'Ganges' (1860s) John Dickie Collection, PAColl-3037, Alexander Turnbull Library, Wellington

From the Auckland wharf, the new settlers were taken to barracks at Onehunga to acclimatize and recover their health. The *Ganges* passengers stayed longer at Onehunga than usual due to the trials of their voyage, but even they were eventually dispatched to fledgling settlements throughout Franklin and the Waikato. People from the *Ganges* were sent to Pukekohe and Pokeno and many of the men were initially set to work on road building projects in the district.

In May 1865 immigrants from the Cape of Good Hope, South Africa, who had arrived in Auckland aboard the *Maori* on 23 December 1864, also settled Pukekohe. These settlers, among them many Irish and some Germans, were granted 5-acre allotments and no town sections. They were predominantly from the Cape Town area of South Africa, hence the name of the Cape Hill Road. Morris gives the occupations of the male government immigrants on board the *Maori* as follows:

8 railway labourers; 56 labourers, 3 painters, 3 bakers, 1 gardener, 3 shoemakers, 1 tallow-chandler, 1 tanner, 1 wheelwright, 10 carpenters, 5 blacksmiths, 1 hatter, 2 saddlers, 8 sawyers, 4 navvies, 1 bricklayer, 1 engine fitter, 1 engine driver, 1 tinsmith, 1 jeweller, 1 schoolmaster, 1 coachbuilder, 1 shipwright and 1 brickmaker.²⁸

²⁷ Morris, p. 148

²⁸ Ibid, p. 141

Early pioneering conditions were difficult, as one would expect, with little in the way of infrastructure and thick native bush to be cleared to make way for farming. The roads of early Franklin were nothing more than muddy tracks, making their improvement a priority. Early settler buildings in the district were equally primitive. Once they could move out of tents the settlers lived two and three roomed shacks, complete with 'earthen floors, nikau thatched roofs and canvas covered windows'.²⁹

The trades of the male immigrants aboard the *Maori* were most likely an indication that 'plans for the Auckland-Waikato railway had been given some prominence by the agent in South Africa'.³⁰ It would be another decade before the railway arrived in the district, but with it came, what might be called, Paerata's final beginning. In 1862 the first steps had been taken to lay a railway from Auckland to the coalfields at Drury. In the following year the plans had become more ambitious, extending a railway through the Waikato. However, it was not until 1864 that two surveyors, James Stewart and a Mr Lessong, began investigating a southwards route for the railway, finally locating a line to the west of Paerata Bluff. The development of the railway was slow, with a line from Auckland to Mercer finally opening in 1875.³¹ Although the railway now went through Paerata, the trains did not stop. Finally, in 1884, following lobbying by local residents, Paerata Station was opened. At first it was a simple flag station, composed of a through siding, shelter shed and platform.³² Later private sidings were constructed and by 1906 the station also accommodated the settlement's post office. In 1912 a goods shed was erected to hold local produce before it was transported to the Auckland market.³³

The building of roads in the Paerata area came under the control of the Karaka Highways District, which was constituted in 1867. For much of the latter half of the nineteenth century, the construction of roads and bridges was hindered by a shortage of money and in particular absentee landowners who did not pay their rates.³⁴ At the beginning of the 1880s the Karaka Road Board increased their rates to one shilling in the pound. According to Morris this was not only an attempt to increase revenue but was also intended to force absentee landowners to either farm or sell their land. Not long after this a number of allotments were sold, some to absentee landlords with larger holdings, but others to people who were prepared to develop the land for farming. Among the latter were the Jamiesons and the Schlaepfers, names that remain prominent in the district today.³⁵

Archibald Jamieson, his wife and family arrived in New Zealand in 1881. In February 1882 he bought part of Lot 58 and Lot 76. Over the years Archibald Jamieson increased his land holdings in the Paerata district, and during the twentieth century his sons took over the family land. A homestead built in 1900 for £500 was still in the possession of the family in 1971.³⁶

Brothers Jacob and John Schlaepfer, immigrants from Switzerland, arrived in the Paerata district in 1887, and acquired Lots 60 and 89. In 1902 John Schlaepfer was approached by LD Nathan to establish an ostrich farm on his Paerata property. LD Nathan and Co. had previously introduced ostrich farming to New Zealand in 1887 on a farm at Whitford Park. Schlaepfer agreed to the Nathan's proposal and this led to the establishment of the Helvetia Ostrich Company. At its peak the farm carried over 600 birds and proved to be a popular attraction with the locals and visitors alike. On one occasion the Governor General and his party visited the property.

²⁹ *Pukekohe: 100 Progressive Years*, p. 15

³⁰ Morris, p. 141

³¹ *Paerata School Jubilee, 1921-1996*, p. 66

³² Railways Department, Accommodation Paerata AAEB W3199 26 03/2612/1 part 1, Archives New Zealand Wellington; Paerata Station, Archive Database, New Zealand Rail Heritage Trust, 19 February 2009

³³ [Paerata Station, Archive Database, 19 February 2009.](#)

³⁴ *Paerata School Jubilee, 1921-1996*, p. 68

³⁵ *Ibid*, pp. 69-70

³⁶ *Paerata School Jubilee, 1921-1971*, np

The ostrich farm also made headlines around the country during the 1914 elections when Prime Minister William Massey, who along with other members of the Reform Party held interests in the Helvetia Ostrich Company, was charged with favoritism by his opponent. Massey's opponents claimed that the Helvetia Ostrich Company would benefit from the construction of the new Waiuku branch line. In addition the farm was said to have benefited from Public Trust advances. It was later shown, however, that the plan for the railway line was decided before Massey could have had any influence. In addition the Ostrich Farm already shared a boundary with the railway station at Paerata.³⁷

Despite all the attention the farm received in 1914, the fashion for ostrich feathers was already waning and the Helvetia Ostrich Company wound up in about 1916. The Schlaepfer's kept the ostriches on their farm until the last bird died in the 1930s.³⁸



Men with Ostriches at Helvetia Ostrich Farm in Pukekohe, Waikato, 1910, PA1-o-201-10, Alexander Turnbull Library, Wellington

Paerata Junction

Even with the employment offered by the railway line and ostrich farm, until the 1920s Paerata remained essentially a dispersed farming community. *Cleave's Auckland Directory* for 1916 listed 23 householders in Paerata, of which 15 were involved in farming.³⁹ Within a decade this situation was to change radically and by 1925 *Cleave's Directory* listed 90 people under its entry for Paerata.⁴⁰ Within a mile radius [1.6 km] of the centre of Paerata there were over 100 residences.⁴¹

One reason for the change was the completion of the Waiuku Branch Line. In 1912 a branch railway line to connect the port settlement of Waiuku with the North Island Main Trunk line at Paerata was authorized.⁴² Construction of the line was slow and it was not completed until

³⁷ *Grey River Argus*, 8 December 1914, p.6, *Evening Post*, 2 December 1914, p. 2

³⁸ *Paerata School Jubilee, 1921-1971*, np.

³⁹ *Cleave's Auckland city, suburban, provincial, commercial, municipal and general directory*, 1916

⁴⁰ *Cleave's Auckland city, suburban, provincial, commercial, municipal and general directory*, 1925

⁴¹ Post Office, Paerata 1906-1970, W2698 15 76/1550, Archives New Zealand, Wellington

⁴² AJHR 1913 D1 IV, Statement of Minister of Public Works, November 1913

1921/22.⁴³ In the meantime the first two of four houses for railway workers had been constructed in Crown Road. With the completion of the branch line Paerata Station, which was altered to accommodate the additional lines, became known as Paerata Junction.⁴⁴ The existing station building was evidently removed. In 1923 part of a station building from Te Kauwhata was moved to Paerata to be used as a ladies' waiting room. In that same year the Post Office was removed from the station and relocated to a building west of the railway tracks on Paerata Road.⁴⁵ The main line was single track until 1939, when duplication was extended to Paerata from Papakura.⁴⁶



Prefects at Wesley College, Paerata, c. 1940s. From left to right: Koro Dewes, Wati Tahere, Lawrence Treblico, Tom Finau, Russell Cates & Wally Davis, PAColl-6303-20, Alexander Turnbull Library, Wellington

The arrival of Wesley College in Paerata in 1923 was another reason for the change in the area's fortunes. The oldest registered secondary school in the country, Wesley College dates back to 1844 when Governor FitzRoy granted to the Rev. Walter Lawry, the Superintendent of the Wesleyan Mission in New Zealand, land in Grafton Road, Auckland, for the purposes of a 'Wesleyan Native Institution'. The school opened early in 1845 and Maori male youths from around the Auckland and Northland were among its first students.⁴⁷ A few years later the school shifted to a much larger site at Three Kings.

⁴³ AJHR 1921/1922 D1 VII; [Paerata to Patumahoe was opened in 1917, and Waiuku in 1922, *New Zealand Railway and Tramway Atlas*, 4th edition The Quail Map Company, 1993.](#)

⁴⁴ Public Works, Plans and Drawings – Waiuku Branch Railway: Paerata Junction station yard, 1916, W 15 W2947 34849

⁴⁵ [Paerata Station, Archive Database, New Zealand Rail Heritage Trust, 19 February 2009.](#)

⁴⁶ [Information supplied by Euan McQueen, New Zealand Rail Heritage Trust, source *New Zealand Railway and Tramway Atlas*, 4th edition The Quail Map Company, 1993.](#)

⁴⁷ E.W. Hames, *From Grafton to Three Kings to Paerata*, p. 5. Note that the first school building at Grafton was demolished to make way for Trinity College. Government Housing Department removed the last of the buildings at Three Kings in 1939. Only a memorial cairn made out of the scoria from which the building were built, remains. See Hames, pp. 5-6.

During the late 1850s and 1860s the school went into decline, partly due to the reduced influence of the missionaries and the political situation of the time.⁴⁸ In 1876 it was reopened as a training establishment for young men, both Maori and European, who wished to be Candidates for the ministry.⁴⁹ As well as receiving a scholastic education the students were expected to care for the school farm and some were taught trades.⁵⁰

Eventually the land at Three Kings was no longer considered suitable for a demonstration farm and, with the growth of Auckland, its value for housing grew. In 1911 the Methodist and Charitable Education Trusts Act set up the Wesley Training College Trust Board. This allowed for the College to free up the land in Auckland and look for a more suitable site for a farm and school campus. In 1922 the Trust Board acquired land at Paerata. Here they hoped to attract the children of farmers who could not afford the higher costs of other boarding schools. The new college was intended to provide first class scholastic education with training in farm work.

By 1926 there were 105 students, two farm cadets and teachers settled at Paerata.⁵¹ The development of the site was aided by donations from Marianne Smith (nee Caughey), who was a noted businesswoman, community worker and philanthropist. She was also the wife and sister to the founders of the Auckland retail establishment Smith and Caughey. Marianne's brother Andrew was also on the board of trustees for the school, as was his son H.P. Caughey. In 1926 Marianne offered to erect an isolation hospital as a tribute to her nephew, W.H. Caughey, who was killed in the First World War. In the following year she donated £6000 to build a chapel in memory of her late husband William. This is the chapel that features prominently on the campus today.⁵²

Amongst the teaching staff at Wesley College after it moved to Paerata was Ormond Burton (1893-1974) who was to achieve national prominence for his writing and commitment to Christian pacifism. Before taking up a position at Wesley in 1930, Burton had taught at Whangarata. He stayed at the College for only a few years, after which time he was ordained as a Methodist minister and took his message of pacifism to Wellington. While at Wesley he had persuaded the school to abandon its cadet corps and stood firmly in opposition to corporal punishment.⁵³

New Zealand Dairy Company

The last major reason for the increased development of Paerata in the 1920s was the construction of the New Zealand Butter Company factory. This company had its origins in the Pukekohe and Mauku Cheese and Bacon Company, established in 1883 and located in Pukekohe West. The latter was taken over by Wesley Spragg of the NZ Dairy Association in 1888, and the company went from strength to strength. In 1920 it came under the control of the New Zealand Co-operative Dairy Company.⁵⁴ In that same year the Co-operative acquired 25 acres [c.10 hectares] from John Schlaepfer at Paerata.

In 1923 the Company's Pukekohe butter factory in Factory Road burnt down and the decision was made to move production to Paerata. The new factory was opened on 6 March 1924 and the event was recorded in the *Franklin Times* thus:

⁴⁸ Ibid, p. 8

⁴⁹ Ibid, p. 9

⁵⁰ Ibid, p. 11

⁵¹ Ibid, p. 14

⁵² Coney, Sandra. 'Smith, Marianne 1851 - 1938'. *Dictionary of New Zealand Biography*, updated 22 June 2007, URL: <http://www.dnzb.govt.nz/>; Hames, p.14

⁵³ David Grant, 'Burton, Ormond Edward 1893 - 1974'. *Dictionary of New Zealand Biography*, updated 22 June 2007 URL: <http://www.dnzb.govt.nz/>

⁵⁴ 'Pukekohe West End Historic Heritage Assessment', p.14

The factory was thrown open for inspection, work being carried on as usual. The outside building is certainly not attractive, but the N.Z. Co-op Dairy Co. directors have decided to economise on buildings, but to purchase an up to date plant. Everything about the Paerata Factory is of the latest design. Six churns and five glass-lined cream vats have been installed. Each vat has a capacity of 2,000 gallons and they are emptied by means of compressed air. The furnace burns the cheapest grade of coal obtained from the Company's own coal mine. This coal is practically unsaleable and can be used only through this up to date method of firing. The whole of the cream is removed from one part of the building to another by means of five unique pumps. Water used at the factory is pumped from Paerata Falls by six hydraulic rams and elevated to a 5,000-gallon cistern, on a hill at the rear, whence it is gravitated to the factory. Adjacent to the works are the Manager's house, an 11 room hostel for single employees, and one six-roomed, three five-roomed, and two four-roomed cottages for married employees. The Company has made every arrangement for the convenience of their employees, of whom at present there are about 30, under manager Mr. J. Ward. Also at the opening Mr. J Young, MP for Hamilton, stated that Paerata was native bush land in his schooldays. He had traveled from North Auckland to the bluff, and nowhere was the country so free of noxious weeds and so cultivated as was Paerata.⁵⁵



Aerial view of Paerata in 1954, BF 364 Paerata WA F474, Whites Aviation Collection, Alexander Turnbull Library, Wellington. The Dairy Factory is in the foreground, behind which is most likely factory housing, including a larger building that may be a hostel on Anchor Road.

⁵⁵ Cited in *Paerata School Jubilee, 1921-1971*, np

Development of a Community

Adding to the hustle and bustle of the period, by 1921 Paerata was considered to have sufficient population to warrant its own primary school. The people of Paerata had requested a school as early as 1906, but had been turn down by the Auckland Education Board. Instead children living in the Paerata area were expected to travel by train to Pukekohe for their schooling. Paerata School opened in August 1921, on land donated by local landowners. At first, the school was located in a temporary building, which was little more than a shack. A new school was eventually opened in March 1924 on the current site adjacent to the Dairy Factory.⁵⁶

With the increased population other services also began to appear. Mr and Mrs Barrett established the first store at Paerata in their railway house. Later a purpose built store was erected. In 1924 a Mr Messent set up business in a tin shed.⁵⁷

Another important development for the Paerata community was the construction of a hall. On 29 October 1921 a public meeting was held in the Paerata Junction goods shed to discuss the construction of a hall for the area. D Jamieson donated the site for the new building and the money was raised by donations of £72 and a £300 loan from an anonymous donor. The Paerata Social and Recreation Club was thus formed. A Mr Bethall carried out the construction of the hall with the assistance of volunteers and Wesley College workmen. The work was completed in March 1922 and celebrated with a 'social and dance', interspersed with musical items.⁵⁸ Electricity was supplied to the hall in 1926, and this allowed for the showing of motion pictures. Certain requirements had to be met before the hall could be used as a cinema, including the removal of the double doors from the front to the side of the building and a small fire proof room or cabinet was constructed for the picture operator.

The construction of the hall encouraged a number of sporting clubs to form, including the Paerata Tennis Club. The first meetings to discuss the formation of a tennis club were held in 1922, but it was not until 1925 that the first formal approach was made to the Hall Committee to use the partly formed tennis courts located at the rear of the hall. The club operated until 1938 when it went into recess. It was reformed in 1944 and ran for a few more years before interest in the club declined.⁵⁹

The Paerata Table Tennis Club was formed in 1934 with the help of a £1 donation from the Hall Committee to purchase equipment. The club would meet every Monday night, at one time having over 80 players. Although it went into recess during the World War II the club resumed in the later half of the twentieth century and was still going strong in the 1990s.⁶⁰

During World War Two the hall was also used to farewell soldiers from the district, and later to entertain American servicemen who were stationed in nearby camps.⁶¹ In 1982 the community met to discuss renovating and extending the hall. Eventually it was decided that a new hall should be built on the tennis courts. Construction began in 1983 and the original hall was demolished as a joint project between the Pukekohe Lions Club and local residents.⁶² Towards the end of 2008 the interior of the hall was repainted as part of a Nescafe TogetherNes community project.⁶³

⁵⁶ *Paerata School Jubilee, 1921-1996*, p.12. Today the Year 1-8 Decile 4 school has a roll of approximately 150 children and a staff of 8 teachers.

⁵⁷ *Paerata School Jubilee, 1921-1971*, np

⁵⁸ *Ibid*

⁵⁹ *Paerata School Jubilee, 1921-1996*, p. 47

⁶⁰ *Ibid*, p. 46

⁶¹ *Paerata School Jubilee, 1921-1971*, np

⁶² *Paerata School Jubilee, 1921-1996*, p. 54

⁶³ See <http://www.nestle.co.nz/togethernes/projects.aspx#projects%20completed>

World War II

In the twentieth century war had an impact on Paerata, just as it had in the nineteenth. Wesley College and nearby Helvetia were among a number military camps located in the Franklin area. During December 1941 and January 1942 a unit of the New Zealand Forces occupied the college.⁶⁴ The college reopened in February 1942 and in April of that year a number of boys from St Stephens College, Bombay transferred to the school, their school having been commandeered for use as a geriatric hospital. Wesley College was closed again in August 1942 to make way for a New Zealand Hospital Unit. An American Unit, the 39th General Hospital, composed of 200 nurses, 500 enlisted men, and 50 officers followed later in December 1942.⁶⁵ They were temporarily stationed at Wesley College until the Cornwall Hospital, Newmarket, was completed in February 1943.⁶⁶



United States Marines near Pukekohe, 31 March 1943, John Pascoe Collection, Alexander Turnbull Library. Ref 1/4-000379

On Sim Road, at the back of Wesley College, a military camp was formed, built with the help of men of the district. One of the first units to be stationed here was the New Zealand 35th Battalion. They were later joined by a contingent of the American 43rd Division.⁶⁷ On occasions the American troops would have dances in the Sim's Barn, to which the nurses of the 39th General Hospital were invited.⁶⁸

⁶⁴ Keith and Nona Morris, *Franklin Remembers, the war years 1939-1945*, p. 56

⁶⁵ *Ibid*, p. 57

⁶⁶ *Ibid*, pp. 42-47

⁶⁷ *Ibid*, pp.58-59

⁶⁸ *Ibid*, p. 60

1950s to today

In the decades after the war the dairy factory continued to prosper and expand. A milk powder plant (1950-1956) and a casein plant (1956) were added and butter was produced at the factory until 1970. At that time the New Zealand Co-op Dairy Factory owned 24 houses and two hostels in Paerata, and three hostels in Pukekohe. There was even an electrical engineering workshop on the site. At its peak, the factory processed over 450,000 litres of milk a day, providing half of Auckland's milk supply.⁶⁹

The dairy factory also contributed greatly to the community. In 1953 following a meeting in the factory office a bowling club was formed. The management allowed the club to have a portion of unused company land facing Crown Road and a pavilion, also donated by the dairy company, was transported from Tuakau to Paerata. The bowling club still exists today.⁷⁰



Paerata Bowling Club, Crown Road, Paerata (20/11/2008)

By 1996 the Paerata plant was Anchor Products' northernmost manufacturing site. The factory employed 170 people and at the peak of the season over 1.2 million litres of whole milk was processed per day. The company was the second largest employer in the Franklin District and it was estimated that it contributed over \$100 million to the local economy.⁷¹ Despite its long and productive history, the factory ceased production in 1998. Today, part of the site is used as a storage depot by Fonterra, while the remainder is leased to other businesses.

Like the dairy factory, the railway station's history is also one of prosperity and decline, as a result of competition from road transport. The branch line to Waiuku closed on 1 January 1968, but rebuilt as far as Glenbrook during that same year. With dairy products being shipped by road, the main role of the rail was now to service the steelworks at Glenbrook.⁷² In 1972 the stockyards were removed and the goods shed relocated to Otahuhu Rail Weld Depot.⁷³ Up until the 1970s signalling was controlled from Paerata Station. However, as traffic for the steel works grew it became necessary for an additional junction to the Glenbrook

⁶⁹ *Paerata School Jubilee, 1921-1971*, np

⁷⁰ *Paerata School Jubilee, 1921-1996*, p. 42

⁷¹ *Ibid*, p. 40-41

⁷² Information supplied by Euan McQueen, New Zealand Rail Heritage Trust, 25 February 2009.

⁷³ *Paerata Station, Archive Database*, New Zealand Rail Heritage Trust, 19 February 2009.

branch to be installed so trains from the south could go direct to Mission Bush rather than have to reverse at Paerata. The new junction came into use in October 1982. At Paerata the signalling was modernised and that meant staff were no longer required at the station. The remaining yard tracks were removed and the station was closed to all general traffic in 1977.⁷⁴



View north of North Island Main trunk Line running through Paerata. Vegetation on the right is located on the site of the former railway station (19/2/2009)

Today, Paerata's principal architectural landmark is Wesley College. In 1978 the college decided to join the state education system, the first private school in New Zealand to do so. 90% of the student body boards at the school and it continues to attract a large number of Maori and Pacific Island students. A number of these students have gone on to achieve prominence in their chosen fields. Toalipi Lauti, former Prime Minister of Tuvalu (formerly the Ellice Islands), Sir Peter Kenilorea, the first Prime Minister of the Solomon Islands, and, more recently, Jonah Lomu, former All Black, all attended Wesley. Actor Temuera Morrison and Richard Taylor of Weta Workshop fame are also Wesley alumni. Over the years many civil servants in Fiji, Tonga, and Samoa have been educated at the School, which had a roll of 346 in 2007, including 40 girls in years 11, 12 & 13.⁷⁵ Thus the name of Paerata is carried far and wide, even if the settlement today is perhaps a little quieter than at other times in its history.

⁷⁴ Information supplied by Euan McQueen, New Zealand Rail Heritage Trust, 25 February 2009.

⁷⁵ Hames, p. 13. Girls were admitted to the college in 1985. See http://www.methodist.org.nz/index.cfm/Touchstone/April_2005/Wesley_College

Identification of Paerata's Heritage Resources

The heritage resources of any community are diverse in nature and may be valued for a wide variety of reasons. While some may be offered protection under the auspices of the Resource Management Act, Historic Places Act and the Franklin District Plan, others rely on efforts by community groups and individuals for their conservation and interpretation. Following on from the historical narrative of the study area, this section of the report describes the heritage resources of Paerata as they exist today, whether they are on the land or located in archival facilities.

Note: Refer to the Franklin District Heritage Strategy (2008, p. 13) for the matrix upon which this section of the report is based.

Structures

Franklin District Council holds property files for every property in the region. These provide an important record of changes to property boundaries, services and structures. They are a key resource for plans of buildings, dates of construction and renovation, information about architects, builders, and other trade professionals associated with sites.⁷⁶

Rates records can also provide information about the value of the structures on the land and link to ownership, that is the person(s) paying the rates. Early rates records are held by Archives New Zealand, while records generated since 1985 are held by Franklin District Council. Access is predicated upon the property address, not by ratepayers' names.

Note: There are no historic heritage resources scheduled on the Franklin District Plan located within or immediately adjacent to the study area.

- Housing

Nine houses on the southern side of Tuhimata Road, between Crown Road and the school, were almost certainly built to house dairy workers. A group of 11 houses is visible in the aerial photographs taken by Whites Aviation in 1954, suggesting that two have since been demolished.⁷⁷ It was not uncommon for large-scale employers to provide rental housing for their workers in the early-middle twentieth century. Such a management approach addressed not only the desirability of attracting and retaining staff but also circumvented the housing shortages that occurred during the 1920s, 1930s and 1940s as war and depression adversely affected the construction industry.

The former dairy factory workers' houses are single storey dwellings with hipped or gable roofs, of timber construction and clad in weatherboards with tile roofs. In their design and construction they would appear to date from the 1930s or 1940s and, as with the state houses of the era, three different models have been used to create a varied streetscape.

⁷⁶ Viewing more than one file at a time requires an appointment

⁷⁷ The Alexander Turnbull Library, Wellington holds the White's Aviation Photographic Collection.

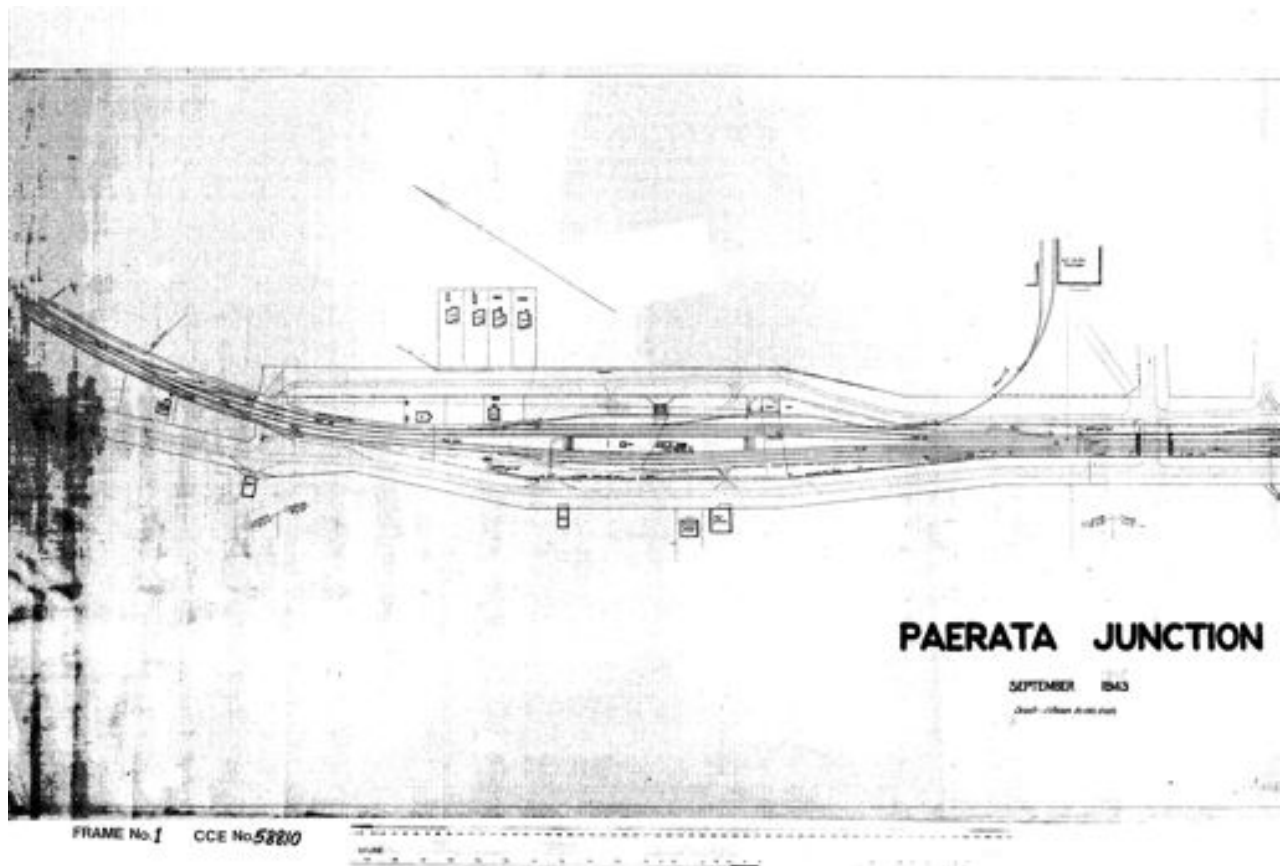


House, Tuhimata Road, Paerata.



Railway workers' houses on Crown Road, FDC aerial.

A group of four houses on Crown Road, built for railway workers and their families, are the most visible remnants of the complex of buildings and other structures that once comprised Paerata Junction. Nos. 17 and 19 (pre-1918) are hipped roof bay villas, the former having been sympathetically extended to the front and side in the original location of the projecting bay. Nos. 21 and 23 are gabled transitional bungalows (post-1925).⁷⁸ Given their construction date, the later houses may have been produced at the Railway House factory in Frankton and then freighted up the line to Paerata.



Plan of Paerata Junction, September 1943, Frame No. 1, CCE No. 58810, ONTRACK, Wellington. Note the four railway houses at upper left beneath the directional arrow and the dairy factory siding at upper right. Hall is shown at middle far left.

- Community Buildings

Paerata School

The school was established in 1921 and moved into its first purpose-built accommodation in March 1924.

Paerata Community Hall

The present hall was erected in 1983 on the site of the tennis courts situated behind the original hall. It was refurbished in December 2008 as a TogetherNes (Nescafe) community project.

⁷⁸ Euan McQueen, Executive Chairman of the Rail Heritage Trust of New Zealand, email correspondence to Helen McCracken, 25/2/09. See also Plan of Paerata Junction, September 1943, Frame No. 1, CCE No. 58810, ONTRACK, Wellington.

Paerata Bowling Club

The club occupies a segment of land in front of the former dairy factory site on Crown Road. It was established in 1953 and the pavilion located on the site at some time after a Whites Aviation aerial photograph was taken of Paerata in 1954.⁷⁹

- Industrial Buildings & Structure

The former NZ Dairy Co-operative Company factory, which overlooks Crown Road on the northern side of Tuhimata Road, dates from 1924. While the original factory is still extant and clearly discernible, there have been a number of large-scale structures added to the north of the site. These newer warehouse structures are more dominant visually than the former dairy factory but at the same time they reinforce the continuous industrial usage of the land at the centre of the settlement and the Structure Plan area.

- Memorials

To the west of the study area, on Paerata Road (SH 22) in close proximity to the railway line, there is a memorial plaque bearing the following inscription: 'This marks the site where the World War II troops from U.S.A. and New Zealand arrived by train and marched to camps at Helvetia and Wesley College.'⁸⁰ The date of the plaque's installation is not known at this time.



Memorial plaque, Paerata Road, Paerata

⁷⁹ See Whites Aviation Collection, Alexander Turnbull Library, Wellington, BF 364, Paerata WA F474 (1954) & BF 364 Paerata WA 58409 (26/9/62)

⁸⁰ Cultural Heritage Inventory, Auckland Regional Council, Site No. R12, recorded 28/10/2004.

Infrastructure

- **Roading**

The Karaka Road Board's valuation assessments from 1911-17 and 1917-921, and a field book dating from 1947-51, have been deposited with Archives New Zealand in Auckland. More recent material about local roading is held by the Franklin District Council.

- **Tracks, rail and walking routes**

The North Island Main Trunk line runs through the heart of the settlement of Paerata, but the flag station is no longer extant. The island of land on which the station and related structures were located, is sandwiched between Paerata and Crown Road, running from Tuhimata Road in the south to the level crossing connecting Crown and Paerata Roads in the north. It may be the site of archaeological evidence relating to the settlement's post-1875 association with the Main Trunk line.

Settlements

- **Towns, Villages and Districts**

Paerata is a small village with a somewhat dispersed character, given the distance between the three principal amenities: its school, community hall and general store. The hall is somewhat distant from the physical hub created by the proximity of the school and former dairy factory to the railway junction and the intersection of Crown, Tuhimata and Anchor Roads. Similarly the general store is separated from the hub by the railway lines and road reserve.

- **Streets**

The pattern of streets in Paerata is predicated upon the main road and rail links between Drury and Pukekohe as well as local access to hill top farms and the settlement's industrial and educational facilities. The street names [see Appendix 2] provide links to the geographical features of the area as well as to its the Maori and settler history.



View from Cape Hill Road, looking east towards Paerata Bluff.

Landforms

- Bluffs

Paerata Bluff is to the northeast of the study area and has significance as a former pa site, a geological feature and a local landmark.

Documents

- Council Records

Some local government material has been transferred to Archives New Zealand (see below).

Records currently held by FDC include:

- property files
- rates records
- information about local infrastructure such as water supply and roads (including plans, maps and an aerial photograph)
- rolls of electors, etc.
- Franklin District Council minutes.

Note: The FDC minutes are not indexed: access is by date only. Access to Council records is not promoted currently due to issues with storage and staffing.

- Government Records

Archway, Archives New Zealand's online database of government records, provides 367 hits when searching with the word 'Paerata', although this includes resources relevant to Paerata in the Gisborne region and to people with the family name of Paerata. Almost all of the material is held in Auckland.

The Archives New Zealand collection is not static, as government departments continue to close off files and selectively send them to be archived in compliance with the Local Government Act. The relevant government department retains files currently in use.

Material held by Archives New Zealand includes information about:

- Individuals and groups, eg probate files and The Paerata Social and Recreation Club (inc.), 1922-59 (ref. BADZ, 5599, 19d, 1922/8 Auckland Regional Office)
- companies eg registration and closure information
- provincial and central government land ownership and use, eg purchase of land for road and rail lines, education land etc
- public housing eg for railway workers and for Maori

See www.archway.archives.govt.nz

- Community Records, Books & Memoirs and Newspapers

Bookinopolis in Pukekohe has developed a Franklin History Collection, which includes many of the published histories relevant to Paerata. What they do not hold can generally be accessed using interlibrary loan.

Bookinopolis also holds newspapers for the district going back to 1912, some of which are not held by any other library. The Alexander Turnbull Library has microfilmed 1912-1935 and a Bookinopolis project funded by a Lotteries grant in 2006 has seen the microfilming continued through to 1986. Since 1996 the library has been indexing current issues of the local newspaper, accessible only in the library.

Papers Past is another growing digitized collection of historic New Zealand newspapers.⁸¹ Increasingly the material on this site is key word searchable, although the text has been produced using Optical Character Recognition (OCR) software that has not been manually reviewed or corrected, leading to some errors. The district's smaller papers are not represented, but the *Waikato Times* and some of the Auckland papers are. There are 254 hits for 'Paerata' indexed at present, of which 129 references are for newspaper articles. Within the latter there are many more references to individuals by the name of Paerata than to the Franklin village. More information can be extracted when searching by the known dates of events. Hamilton City Libraries also has a card index to the *Waikato Times* available in their heritage collection.

- Photographs

Resources are held in national repositories, in regional institutions, and in the hands of individual residents and property owners. Individuals by the name of Paerata are more common than images of the Franklin settlement.

Matapihi provides an entry point to a number of online collections digitized by New Zealand cultural organizations.

<http://www.matapihi.org.nz/logicrouter/servlet/LogicRouter?OUTPUTXSL=home.xsl&lang=en>

Auckland War Memorial Museum Pictorial Collections

<http://www.aucklandmuseum.com/108/pictorial-collections>

Holds a collection of photographs of Wesley College plus one White's Aviation image of Paerata taken in November 1950.

Auckland City Libraries Heritage Images Online

<http://www.aucklandcitylibraries.com/getdoc/ecfa7745-937f-4c64-8ee4-f0266af11a59/Heritage-Images-online.aspx>

Includes 17 photographs of Wesley College taken by James D Richardson in April 1940

- Maps and Plans

The following institutions hold regionally significant collections of maps and plans:

- Archives New Zealand
- Auckland City Libraries
- Auckland War Memorial Museum
- Land Information New Zealand

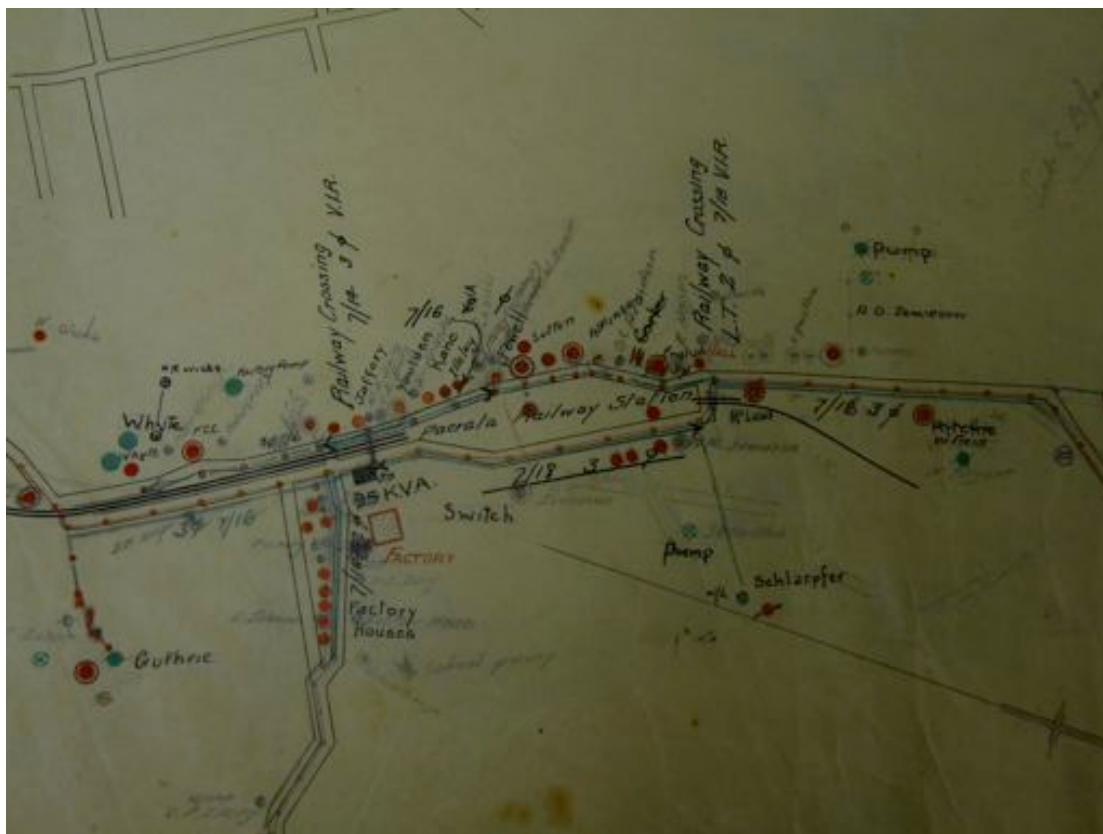
District map and plan resources are located at:

- Bookinopolis, Pukekohe (Franklin History Collection)

Counties Power Consumer Trust archives include line maps that are of regional significance. These primarily cover the period 1920s-1960s, noting landowners and landmarks such as buildings.

The Franklin Electric Power Board maps acquired by Bookinopolis in 2008 date from the 1950s/1960s and provide very useful information as regards the mid-20th century location of structures being served by electricity and the names of FEPB subscribers. There are two maps in this collection relevant to Paerata.

⁸¹ <http://paperspast.natlib.govt.nz/>



Pukekohe-Paerata Road 6/2, Pukekohe Paerata Line, Franklin Electric Power Board map, Bookinopolis, Pukekohe. Tuhimata road is lower left, the railway station, dairy factory and dairy factory houses are plainly visible.

- Franklin County Council Plan Index

Consult staff at Franklin District Council, Pukekohe.

Note: The land surveying company, Madsen Lawrie Consultants Ltd, in Pukekohe hold a collection of maps and survey plans of the region dating back to the 1860s. Most of these are also held by LINZ, but in some respects they are easier to access, not least because they are close to the study area. The public is allowed access to the collection by appointment with Christine Madsen (not the company directly), ph. 238-9063.

Sites

- View corridors

Cape Hill Road and Sim Road both provide good vantage points from which to view Paerata Bluff and the undulating countryside north of Pukekohe. The bluff has considerable historic and geological significance.



View from Cape Hill Road, looking south towards Pukekohe Hill.

PAERATA STRUCTURE PLAN - ARCHAEOLOGICAL APPRAISAL

Scope of project

This report is a component of a heritage survey of Paerata in Franklin District. Paerata village and surrounding land is subject to a proposed plan change (Figure 1). It is currently a mix of rural, residential and business zoning. The Paerata Structure Plan, covering approximately 70 ha, will allow for growth on the northern outskirts of Pukekohe. In addition there is a proposed structure plan for business land to the north of the rail station and Tuhimata Rd. The archaeological component of the heritage survey is a desktop appraisal only and its purpose is to alert Franklin District Council to areas of potential archaeological sensitivity. It does not replace a full assessment.

The land was not walked over but was inspected from roads bordering the plan change areas, to identify the potential for archaeological sites to be present. The New Zealand Archaeological Association's Site File and Auckland Regional Council's Cultural Heritage Inventory were consulted for known archaeological sites, and Crown Grants and early land transactions in LINZ were looked at for information on early land sales in the area that might give indications of early European settlement. Information on Maori settlement was derived from Morris (1965) and through iwi consultation.



Figure 1. Aerial photograph showing the Paerata Structure Plan area (lower) and proposed business park (upper). Source of aerial: Google maps.

An archaeological site is defined in the Historic Places Act 1993 as:

any place in New Zealand that—

(a) Either—

- (i) Was associated with human activity that occurred before 1900; or
 - (ii) Is the site of the wreck of any vessel where the wreck occurred before 1900;
- and

(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

All archaeological sites, as defined by the Historic Places Act 1993, are protected and may not be destroyed, damaged or modified without an authority issued by the NZ Historic Places Trust.

Description of area

The two areas subject to a structure plan are described together although they are not joined. The southern area (Paerata Structure Plan) is bounded by Cape Hill Road to the east and by Paerata Road to the west, with an extension bounded by Heights Road and the Waiuku Branch railway line. The North Island Main Trunk Railway line runs through the Paerata Structure plan area.

The area designated for the business land structure plan is to the north of the Paerata Structure Plan and is bounded by Paerata Road on the west, and extends to the railway line in the north with a small extension further north of the railway line, adjacent to the road. Sim Road is the eastern extent. The southern boundary is Tuhimata Rd and includes the former railway station site.

Cape Hill Road and Sim Rd run along a ridge separating two water catchments. The Whangapouri Creek to the west enters an inlet (Drury Creek) of the Manukau Harbour near Karaka and Oria Creek to the east. The land at its highest, on Cape Hill Road and Sim Rd, is approximately 60–80 m asl. The majority of the study area is west facing and is of gentle contour although it is steeper in the north of the Paerata Structure Plan area. The adjacent land to west and east is a contrast in that it is more hilly, and with steeper contours.

Because much of the land is of gentle contour, it is intensively farmed for livestock, horticulture or cropping. In November 2008 there were a number of newly ploughed paddocks, and much of the land is suitable for ploughing and has undoubtedly been ploughed repeatedly, which can have an adverse effect on the survival of archaeological evidence.

Archaeological Landscape

The New Zealand Archaeological Association (NZAA) site file, and the Auckland Regional Council Cultural Heritage Inventory (CHI) were consulted for the presence of recorded archaeological and heritage sites within the study area. The CHI has a wider definition of heritage than the NZAA site file, and includes structures and other features including geological formations.

There were no archaeological sites recorded in either of the Structure Plan areas. To the west, the nearest recorded sites in the NZAA site file are R12/281, a midden to the north of the Waiuku branch railway line and east of Hart Road near Helvetia, and R12/282, an artefact find spot about 1 km east of Cape Hill Road, near a swamp (Figure 2). A lack of recorded sites cannot be taken to indicate a lack of archaeological sites. Only a full walkover of the areas could determine the accuracy of the record.



Figure 2. Location of archaeological sites recorded in the NZAA Site File. There are none within the proposed structure plan area.

The ARC's CHI has identified the locations of a flour mill (#1787), a historic spring (#2816), the site of the Paerata Railway Station (#14981), the site of Whyte's Butcher shop (#15975), the site of the community centre (#14979) and a geological outcrop (#2813) in the immediate vicinity of, but not within, the study area. Burt's farmhouse off Burt Road is also listed (#16761), as is a pa, Te Maunu-a-tu, on Paerata Bluff (#16762), and a midden (#6236) about 1 km south of Glenbrook Rd and 1 km west of Paerata Road (Figure 3).

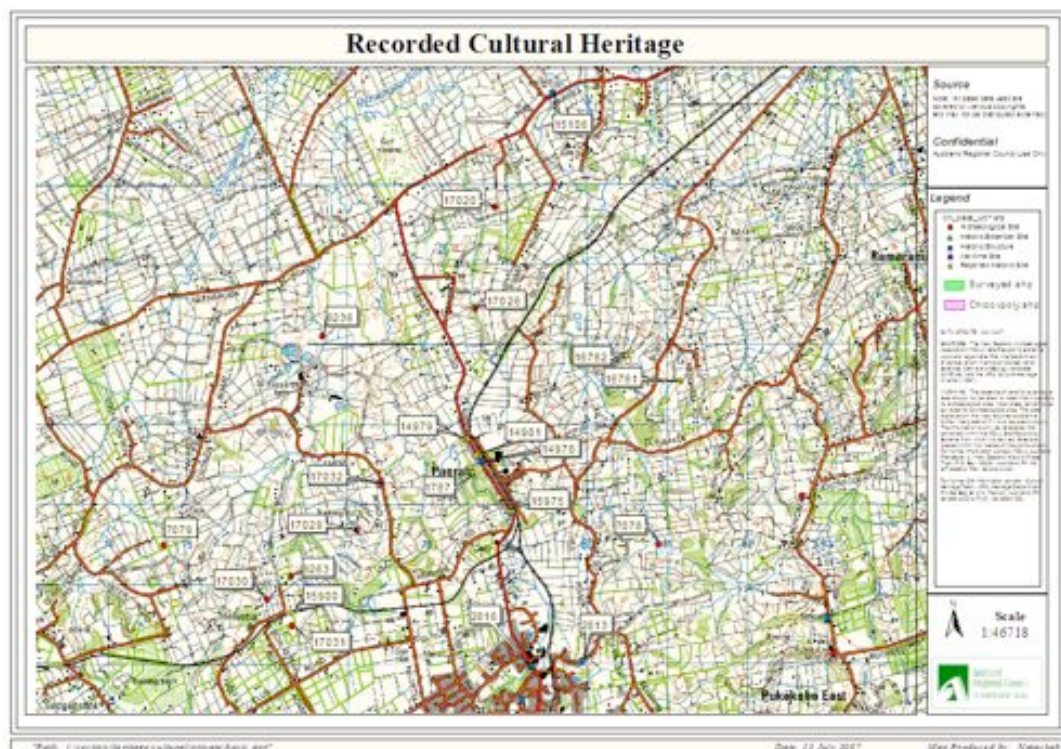


Figure 3. Map showing heritage sites recorded in CHI administered by Auckland Regional Council. See also Appendix 6.

There have been no archaeological surveys carried out in the wider Pukekohe or Karaka areas so there is no information on which to base a likely Maori site distribution. Nona Morris's historic account of Franklin (Morris 1965:68) refers only to 'former settlements and cultivations dotted here and there' around the northern and eastern slopes of Pukekohe Hill.

European settlement

Early European settlement is also under-recorded and not understood well. The historical narrative, which also forms part of this heritage study, discusses land sales in the Karaka Parish from 1844, but absentee landowners took up the majority of the Crown Grants. According to one account from 1861, relating the attack on Burt's Homestead, there were only three settlers living within 3 miles of the homestead, and these included Samuel Luke at the foot of Paerata Bluff, and James Hamilton who lived to the east of Burt. This observation reinforces the interpretation that the land in the study area initially remained undeveloped and uninhabited by European settlers.

The Paerata Structure Plan area includes Allotments 78, 79, 80 and 82 of Karaka Parish, and Block 4 of Pukekohe Parish. Only a small part of Allotment 82 is to the west of Cape Hill Road (Figure 4). The area to the west of the railway and stream is identified in the Pukekohe Block map SO 364 as Lots 297–300. These lots probably did not proceed beyond plan stage, as they are not recorded in Land on Line. The proposed business park area incorporates parts of Allotments 75, 76 and 78 (Figure 5).

Crown Grants were allocated from 1854, and an abbreviated and selected history of ownership and subdivision in the early years is given in Appendix 3 (see below). Once the Crown Grant was issued, the land was generally on sold in quick succession, probably due to the land speculation that was rampant at the time (Morris 1965). The deed for Allotment 79, in the transfer from John Wilson to Alfred Buckland, lists "a dwelling house thereon erected". Wilson (or Wildow as he is identified in the previous conveyance deed) was a farmer of Epsom. Several of the names in the first few transactions for land sales are well known Auckland-based entrepreneurs, including William Brown (partner of John Logan Campbell in Campbell and Brown), James Farmer, a business associate of Brown, Alfred Buckland (owner of Highwic house at Newmarket, now owned by NZ Historic Places Trust) and James Whittaker, businessman and one of the founding directors of the Bank of New Zealand. Samuel Luke, who purchased Allotments 76 and 78, is listed as an innkeeper of Otahuhu. Luke is identified as resident near Paerata Bluff during the 1861 attack on Burt's Homestead (see above). The ownership of the Paerata land by known land speculators suggests it was held undeveloped for future gain. It is therefore unlikely that the land was farmed, or that there were residences built. In addition, several allotments, particularly in the northern area, were owned by one individual. This makes it even less likely that there were houses scattered across the landscape.

J. Newman, who obtained the Crown Grant for Block 4 Pukekohe Parish and also Allotment 82 Karaka Parish, had builder listed as his occupation. He appears to have subdivided Allotment 82 and a small part of Block 4 almost immediately. Further subdivision of Martyn's remaining large holding of Block 4, which took place after the alignment of the railway was decided and land purchased, parcelled the land into seven lots.



Figure 4. Paerata Structure Plan area showing allotment boundaries superimposed. Due to the nature of early survey maps, the boundaries cannot be taken as accurate positions. The heavier black line represents the structure plan area, and the red lines the allotment boundaries. The dotted line indicates the railway line.

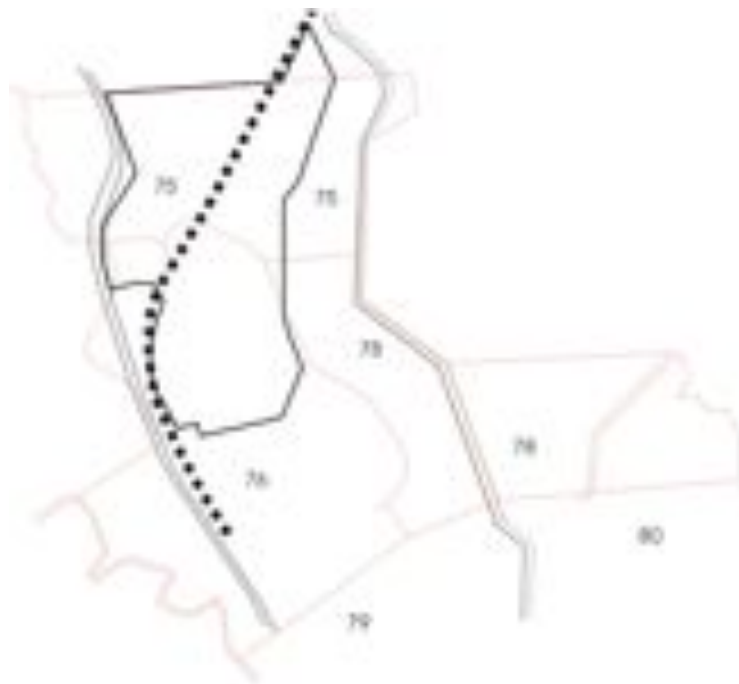


Figure 5. Proposed business park area showing allotment boundaries superimposed. The heavier black line represents the business park area, and the red lines the allotment boundaries.

The locations of houses or buildings are not marked on survey plans, but several plans of lots in Block 4 show post and rail boundary fences, or hedges (live fences), or ditch and bramble fences (see Figure 6). The ditches may survive, as shallow depressions on the surface but sub-surface evidence will also remain. They were once a common feature of the rural landscape for controlling stock but are rare today.

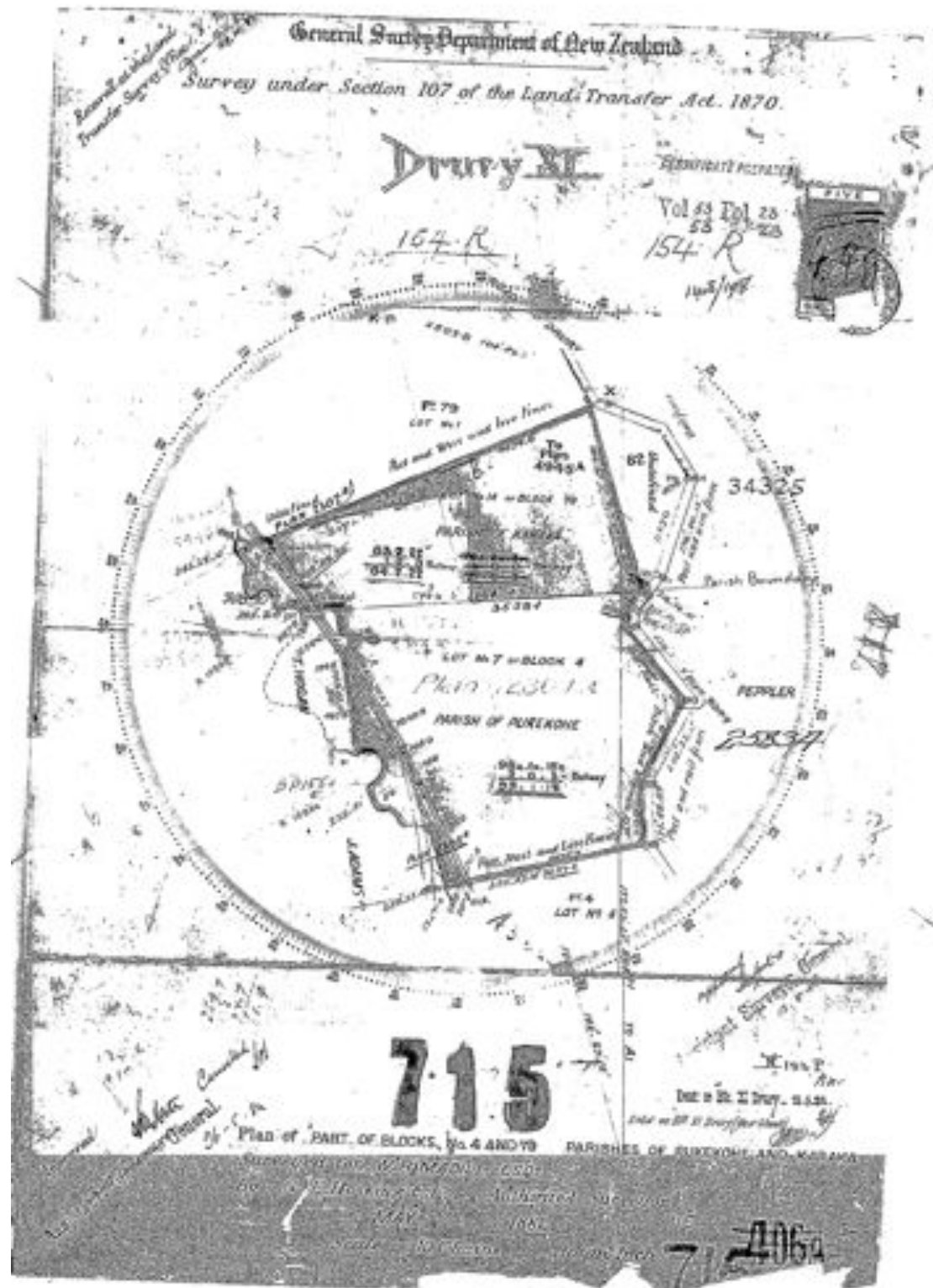


Figure 6. Plan of part of blocks no. 4 Parish of Pukekohe and 79 Parishes of Karaka, 1882. SO715.

Potential for archaeological and historic sites

Given that there are Maori occupation sites dotted throughout the wider Pukekohe area, and several leading ridges within the study area, there is potential for Maori sites to be present. The gentle contoured landform and ploughing activity will probably however mask surface evidence of features. Maori gardens may also have been present, but are very difficult to detect, particularly after ploughing has disturbed the soil profile. Shell midden, or evidence of rectangular semi-subterranean kumara storage pits may be present but given the propensity for placing farm races along ridge and spur tops, these features may also be modified or surface evidence masked by later activity. Interviewing of landowners about irregular depressions in the ground, or presence of shell and fire shattered rocks, would be the best approach to determining whether any archaeological sites of this type exist. It is unlikely, given the landform, that fortified pa would have been present.

Mid-19th century land transactions suggest intensification of land use at the southern end of the structure plan area, and small farming lots being developed prior to the development of the railway, and Pukekohe township. Archaeological experience however suggests that prior dwelling sites and farm buildings may be difficult to detect on the surface in the absence of scatters of broken glass and ceramics. The original dwellings on these lots may also have been one-roomed cottages, poorly constructed of substandard materials, and with a short-life span. There is none-the-less potential for evidence of settlement to remain including wells, rubbish pits and scattered glass, metal and ceramics. The division of land into paddocks may also be indicated by placement of hedges, or in some cases ditches and banks. These are an under-studied and under-recorded aspect of the 19th century rural landscape.

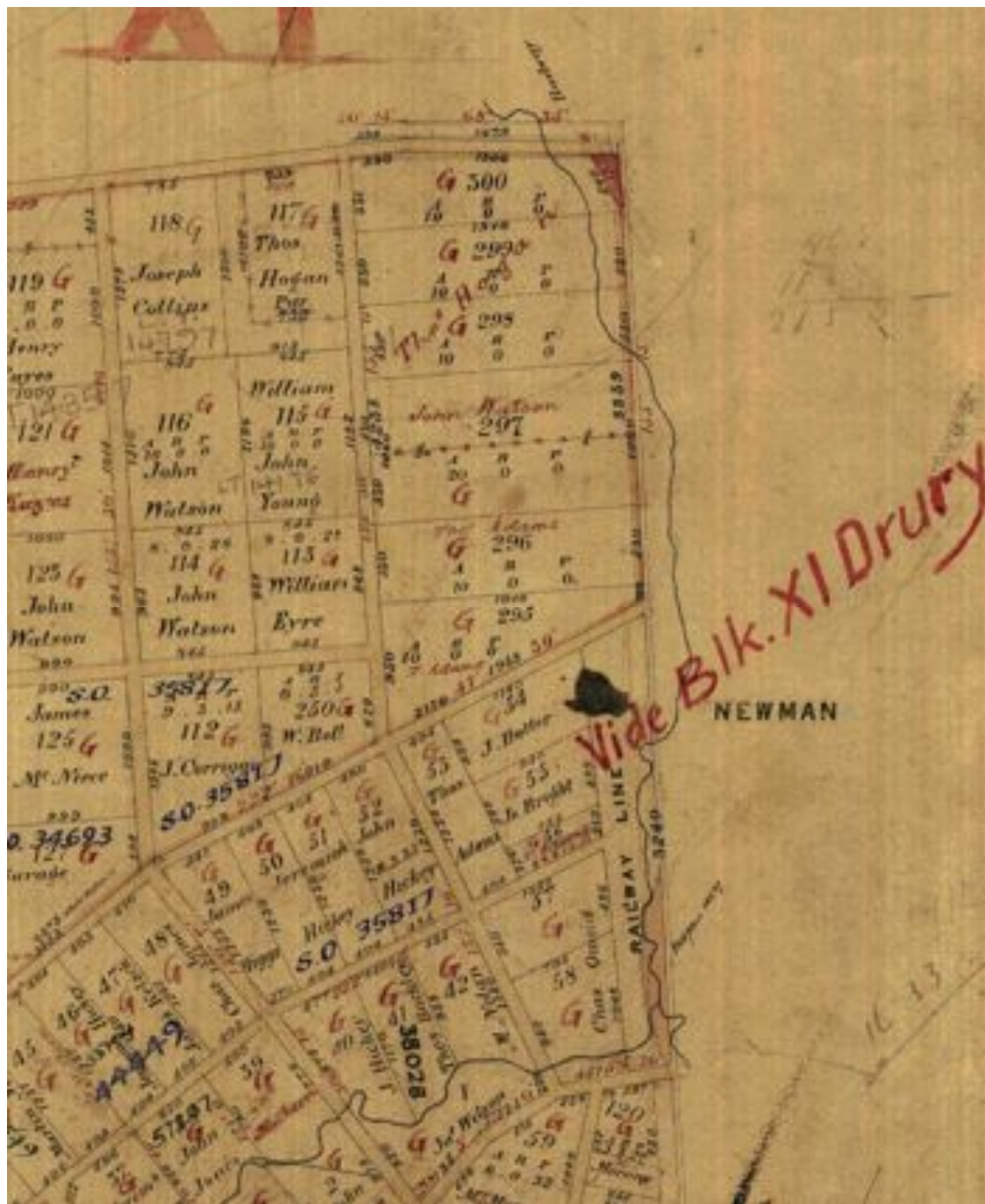
However given the scale of ploughing, any archaeological features once present may have been destroyed, or only truncated subsurface evidence remain. It is unlikely that there are any significant sites present in the area, or that any sites, Maori or European, survive without having been damaged by farming-related activities.

Recommendations

Although there are no archaeological sites recorded in the Paerata Structure Plan this appraisal has identified that there is potential for sites of Maori and European origin to survive.

1. Prior to any development or ground disturbance taking place, a walkover of the land will be required to identify any places of archaeological interest. An assessment of significance, taking into account the condition of any features or material found and its representativeness or rarity, will then dictate whether the evidence is to be protected long term within the development, or an authority is sought from Historic Places Trust to modify or destroy the evidence. The evidence could also be evaluated against the themes and principles of the Franklin District Heritage Strategy.

2. If at all possible, and following the commitment to protect heritage as set out in the Franklin District Heritage Strategy, consideration should be given to protecting any significant archaeological sites within reserves or open space and managing them for their heritage values. It is noted that the draft plan includes retention of internal ridgelines as open space. Archaeological sites are more likely to be found on ridges and higher ground. It is highly unlikely that any significant settlement evidence will be found in stream gullies or on low lying and possibly poorly drained flat land.



'Plan of Pukekohe Block' SO 364, c. 1865, North Auckland Land District, Land Information New Zealand. Note lots 300, 299, 298 and 297 which are part of the Paerata Structure Plan area. Thomas Hogan and John Watson are named as the original settler-owners.

Assessment of Effects

Opportunities

Implementation of the Structure Plan and subsequent Plan Change can serve to raise the profile of Paerata's heritage values through identification, protection and promotion activities, including signage, information pamphlets, and community archive activities.

Urban design strategies developed for the Structure Plan area may take into account Paerata's historical genesis and encourage planning, architectural design and planting actions that acknowledge the history of the area.

Threats

Disturbance and possible destruction of unrecorded archaeological sites may eventuate from earthworks carried out within the Structure Plan area.

Site development, including new buildings and infrastructure upgrades, could significantly alter the visual character of the Structure Plan Area. The distinction between Paerata and Pukekohe as separate settlements could thereby be erased or undermined and the sense of an identifiable cultural landscape diminished.

Recommended Heritage Planning Actions

Franklin Planning Context

Paerata village sits a short distance to the north of Pukekohe. The Franklin District Plan and the District Growth Strategy both identify Pukekohe as the district's principal focal point for urban growth. In terms of planning for growth the Plan requires that Structure Plans are prepared as a precursor to subdivision and development.

The District Plan provides objectives, policies, rules, controls and assessment criteria that will guide development activity. In terms of Heritage, the emphasis is on the continued protection of identified Heritage Items. The Plan sets out the criteria that will guide the scheduling of additional heritage resources. Unless a heritage resource is scheduled, the Plan is light on protection and there appears to be little, if any, guidance on the protection of the archaeological resource. Structure Plans are therefore important in identifying and recommending actions in respect of any new matters of historic heritage or archaeological significance.

Structure Plans are intended to address the site-specific matters that are not capable of being adequately addressed through the general provisions of the Plan. As well as identifying matters deserving of specific control they also provide a framework that enables the positive effects of development to be optimised. They are therefore very responsive to a specific environment and can provide a useful method for capturing and expressing desired urban design outcomes.

Paerata and the District Growth Strategy

By way of context, the District Growth Strategy provides guidance on the level and type of development that is likely to be required across the district over the long term. It outlines general proposals for the expansion of Pukekohe northwards, predominantly for business uses, and indicates a future urban form that suggests two distinct clusters of business development situated on the eastern side of Paerata Road and separated by an area that will either be undeveloped or less intensively developed in the vicinity of Tuhimata Road. This "gap" area is indicated as being a mixed-use area. The Strategy explains that development is likely to be staged, with the southern area, being contiguous with Pukekohe, occurring first, followed by development of the northern area, including the existing dairy factory site, around 2051.

Whilst such development will clearly affect Paerata, the Growth Strategy provides little by way of specific reference to Paerata as a distinct community; the focus is clearly on the long-term development of Pukekohe as the district's principal growth node. There is, however, reference to the need to establish an additional reserve alongside the school (situated on Tuhimata Road) and the development of a walk/cycle way circuit through the township to Wesley College for recreation and transport purposes.

Council's preparatory work on the examination of development options for the area has taken a broader view than that set out in the Growth Strategy, both in terms of the extent of the area and the identification of local features of interest. The study area for structure plan preparation now includes the entirety of the land east of Paerata Road, extending up to Sim Road and Cape Hill Road. Analysis of the local area has identified the need to recognise and protect the current village core based around the school and has identified a need to ensure that views of local ridgelines are retained.

The heritage assessment has been undertaken on the basis of this wider area and the recommended planning actions have regard to Council's analysis undertaken to date.

The Heritage Assessment describes the general pattern of occupation and land use in the wider Paerata locality dating back to pre-European times. Clearly the area has seen a wide variety of use and occupation over an extensive period and there is potential for the discovery of buried archaeological remains. Archaeological assessment has not discovered any remains but it would be prudent, in the absence of general Plan provisions, that the Structure Plan provides for future subdivision and development to be subject to conditions setting out protocols to be followed in the event of any discovery through development.



Paerata Business Land Project: structure plan boundary, Franklin District Council 2008

Nor has the Heritage Assessment found any specific item or aspect of the area that is deserving of scheduling under the District Plan. Nevertheless, there are elements in the nature and pattern of land use that are worthy of further examination in the Structure Plan to enable the future development of the area to contribute towards the telling of the Paerata story. A built environment that tells its own story will provide intrigue, delight and interest that will foster local identity and community pride. As such it will contribute significantly to realising the Vision Statement set out in the Franklin District Heritage Strategy.

These elements can be identified as:

Land use – despite the small size of the village, past industrial activity has clearly been significant in terms of the economic growth of the district and the wider region. The railway, the surviving railway houses and the dairy factory are vestiges of this past activity. Over time these activities were complemented by other uses such as the school and the (now redeveloped) community hall. So whilst the surviving residential community is small and generally situated to the west of Paerata Road, outside of the Study Area, there is still evidence of Paerata being a separate settlement from Pukekohe and having its own distinct identity.

The future development of business activity in the corridor between Paerata and Pukekohe provides the opportunity to reinstate the significance of the village as an engine in the district's economic growth but also runs the risk that the identity of Paerata itself might be lost in the process. In that regard an indication that the two proposed business areas might be separated by a more mixed-use area around Crown Road and Tuhimata Road would do much to distinguish the locality from its larger neighbour.

Anchor Road and Tuhimata Road provide the corridor linking the surviving village with existing community facilities. Together with Crown Road and the dairy factory site and buildings they offer the potential for the creation of a vibrant mixed use area that retains visible reminders of its industrial heritage. The continuity of land use is an important aspect of the village identity but it will require a more focused approach than that which is likely to apply to the wider area to ensure that development establishes a focal point based around the Anchor Road/Tuhimata Road axis.

This could be achieved via zoning proposals that provide for a wider mix of uses than might apply in the wider area, such as providing for elements of retail development, or recreational and community buildings. The District Growth Strategy indicates an intention to develop a recreational reserve close to the school. Such a zone might incorporate this facility. As well as providing a recreational amenity for both workers and residents, the reserve and the mixed-use zone generally, could act as a buffer between new industrial development and the Anchor Road/Tuhimata Road corridor.

Within this area bulk and location requirements that produced a finer grain of development, complemented by development control standards that require new structures to face the street would contribute significantly to the creation of a more vibrant street scene. Whilst the retention of existing buildings would be desirable, in the event that they are removed, any replacement development would continue the story of Paerata as a premier business location, albeit in a new guise. It would also ensure that the identity and role of Paerata would not be lost.

Transport – The growth of Pukekohe and the development of an expanded business location at Paerata will require continued investment and development in the transport network. Insofar as this might include the development of rail related facilities it is significant that Paerata once benefited from a railway station. In the event that future development might justify investment in a rail station, or other rail related facility, the optimal location in terms of heritage would be for it to occur on the site of the original.

As Council has already indicated in its Growth Strategy, the development of walking and cycle links will increase over time. The routing of such facilities through the Crown Road/Anchor Road/Tuhimata Road hub would reflect past activity and reinforce the area as the focal point of both past and future activity.

Open Space – Although there are no recorded archaeological sites within the Structure Plan area there is potential for the discovery of artefacts and remains. An archaeological protocol will ensure that appropriate steps are taken in respect of such findings. It is probable that such sites, if they are to exist, will be closely related to the ridgelines and higher ground. In this regard an approach that directed development away from the more elevated areas and

ridgelines would be more likely to preserve the archaeological resource, as well as contribute to wider landscape objectives.

In lower lying areas the only likely remnant of past use will be indicated by shallow depressions marking the line of historic boundaries. Whilst these boundaries might have little relevance to future land ownership they may have potential to be used to identify new roads, paths or cycleways in future development, or to route stormwater channels.

Recommended Heritage Planning Actions

- 1 Support for the general concept of developing the Paerata area as a key employment node for the district.
- 2 The identification of a Mixed-Use Zone centred on the Crown Road/Anchor Road/Tuhimata Road nexus within which:
 - The emphasis is on protecting and enhancing the pedestrian amenity values of this corridor, recognising its historic significance in connecting the village with its community facilities,
 - Provision is made for a variety of uses that will sustain the local residential community as well as provide employment opportunities,
 - Bulk and location standards and the orientation and design of development contribute to a vibrant streetscape,
 - Provision for new recreational facilities is made,
 - A buffer between industrial activity and the smaller scale, pedestrian focus of the village core provides an amenity for local residents and workers alike,
 - New cycle and walking linkages between the village, Pukekohe and proposed industrial development will be accommodated.
- 3 Consideration be given to the potential for the former railway station site to be utilised for future transport-related development.
- 4 A requirement that resource consents for future subdivision and development should include conditions setting out protocols to be followed in the event of accidental discovery of archaeological remains as follows:

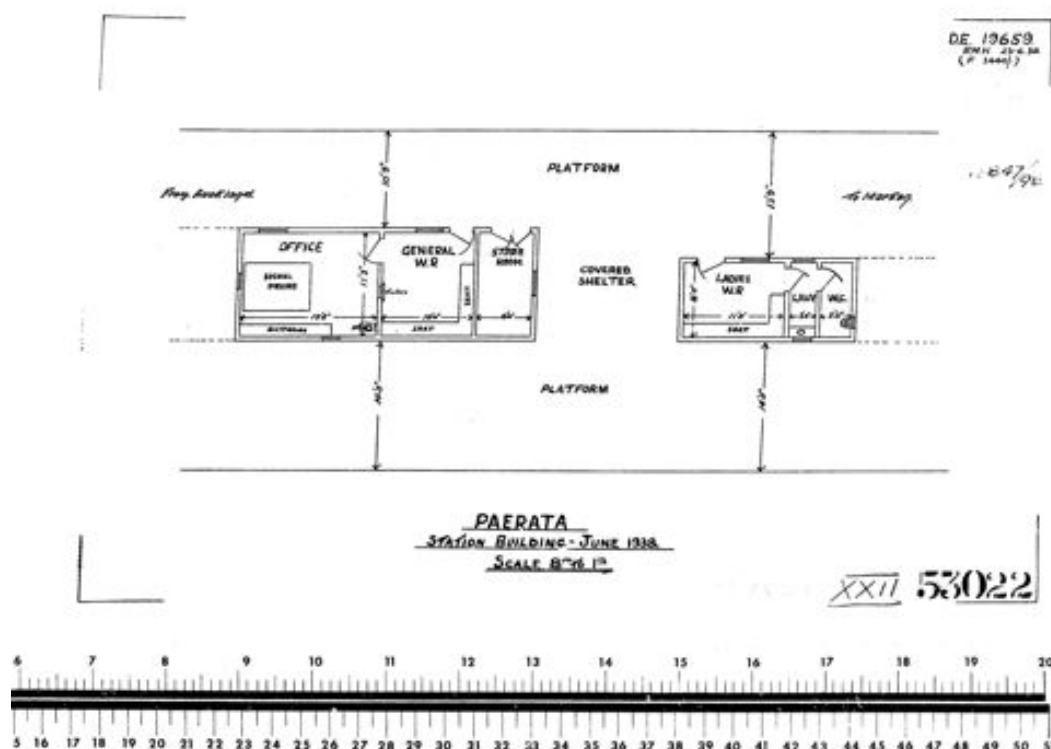
The Historic Places Act 1993 provides protection for sites that are associated with human activity before 1900 whether or not such sites have been registered by the NZ Historic Places Trust. Works that could destroy or modify archaeological evidence on these sites require authority from the Historic Places Trust. In the event of accidental discovery of archaeological evidence, work should cease and the Historic Places Trust notified in order that an assessment of the significance of the site can be undertaken and any consenting requirements established. This requirement applies to all development whether or not it requires a resource consent but where a resource consent is required, conditions will be attached to reflect the requirements of the HPA 1993.
- 5 Consideration be given to defining potential development areas so as to avoid the ridgelines.
- 6 Consideration be given to the potential for routing future roads, cycleways, walkways and stormwater channels along historic property boundaries, where there is surviving physical evidence of their alignment.

Conclusion

The Paerata Structure Plan can provide the platform for a number of heritage interpretation and planning actions that will help to foster a sense of place and identity for the area in the years to come. The history associated with this part of Franklin District is one that tells of both tangata whenua loss and reconciliation and the changing fortunes of industry and infrastructure.

The historical narrative of Paerata tells us that the coming of the railway and the dairy factory significantly altered the social and physical landscape of the settlement. The relocation of Wesley College to Paerata in the same decade ensured that Paerata would be known by many people throughout New Zealand and the South Pacific.⁸²

The people of Paerata were witnesses to the impact of war in both the nineteenth and twentieth centuries. Despite the settlement's close proximity to Pukekohe it has maintained an independent identity for at least 125 years, if the advent of the railway station might be said to be the foundation of the modern village. The Paerata Structure Plan needs to take account of the locality's history and heritage resources so that the locale can continue to enjoy the benefits of its place in Franklin's growth and prosperity.



Paerata Station Buildings, June 1938, XXII 53022, ONTRACK, Wellington

⁸² The very high historic heritage significance of Wesley College is such that consideration should be given to scheduling some or all of the campus on the Franklin District Plan.

Acknowledgements

Natasha Barrett, Auckland Regional Council

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Simon O'Connor, Fonterra

Staff at Bookinopolis, Pukekohe

Appendix 1: Paerata Heritage Timeline

Pre-1840	Maori settlement and cultivation of Franklin district
1843	Land of the Pukekohe Block No. 1 enters government ownership
1844	Land in Paerata District available for selection (December)
c.1854	European settlement of Paerata area begins
1863-4	Waikato War fought
1863	Attack on Burt's farm (14 September)
1864/5	Arrival of settlers on <i>Maori</i> and <i>Ganges</i> and other Waikato Immigration Scheme ships from UK and South Africa
1875	Mercer linked to Auckland by rail, line running through Paerata
1884	Paerata Station opened
1902	Establishment of Helvetia Ostrich Farm by John Schlaepfer for LD Nathan & Co.
1921	Paerata School opened in temporary building (August)
1921/2	Waiuku Branch Line completed, Paerata Station renamed Paerata Junction
1922	Paerata Hall opened (March)
1923	Wesley College relocated to Paerata from Auckland
1924	Dairy factory opened (6 March) and new school (March)
1925	Paerata Tennis Club established
1934	Paerata Table Tennis Club established
1942-44	US military personnel camped in Pukekohe, Paerata and Helvetia
1950-56	Milk powder and casein plants added to dairy factory
1952	Train & car collision (24 June)
1953	Paerata Bowling Club established
1970	Dairy Factory ceased butter production
1977	Paerata railway station closed to all traffic
1978	Wesley College becomes the first integrated school in NZ
1983	New Paerata Hall constructed and original hall demolished
1992	Schlaepfer family murders (20 May)
1998	Dairy factory ceases milk processing
2009	Fatal train & car collision (20 January)

Appendix 2: Paerata Road Names and Their Origins

Cape Hill Road – previously Grey Street; named after the Cape of Good Hope in South Africa from which many of the immigrants on board the *Maori* sailed, arriving in Auckland on 23 December 1864 (See Auckland Museum Index of Streets)

Paerata Road – road connecting the settlement of Paerata to Pukekohe in the south

Sim Road – likely named for a local landowner

Crown Road – Crown and Anchor is a dice game once favoured by sailors of the British Navy and the game is evoked in the names of countless pubs around the English-speaking world

Anchor Road – possibly named for the anchor symbol used by the NZ Dairy Company, but also associated with the crown (see above)

Tuhimata Road – probably named for Tuhimata Hills to the east of Paerata



View east from Crown Road looking up Tuhimata Road, Paerata

Appendix 3: Abbreviated details of land ownership - Allotments 75, 76, 78, 79 and 82, Karaka Parish and Block 4, Pukekohe Parish

Date registered		Name	Date of deed	Deed book ref.	Area
Allotment 75, Karaka Parish					
Apr 1863	Crown Grant	Thomas Buddle grantee	11 Feb 1856	1G 3163	
Dec 1878	Proclamation	Public works	26 Nov 1878		
Mar 1883	Convey	Buddle to James Glenny	17 Apr 1883	R7 26	
Apr 1894	Convey	Glenny to J. Schnauer	8 Mar 1894	R44 941	
Oct 1902	Convey	Schnauer to H. Hesketh	9 Oct 1902	R87 141	
	Proclamation taking part for railway		11 Mar 1915		
Allotment 76, Karaka Parish					
12 June 1855	Crown Grant	J. Farmer grantee	7 Aug 1854	1G 2040	211 acres
1 Aug 1856	Convey	Farmer to W. Brown	5 Apr 1855	6D 108	
21 Aug 1873	Convey	Brown to A. Buckland	11 Aug 1873	23D 833	
1 Jul 1874	Convey	Buckland to S. Luke	18 May 1874	28D 383	
1876	Memorial of Proclamation		31 Aug 1876	15A 500	
1 Nov 1877	Convey	Luke to J. Haultrain	30 Oct 1877	25M 100	
? 1883	Convey	?		R3 745	
14 Apr 1894	Convey	Haultrain to J. Schnauer	8 Mar 1894	R44 941	
29 Oct 1902	Convey	Schnauer to H. Hesketh	9 Oct 1902	R87 141	
Proclamation taking part for a railway					
Allotment 78, Karaka Parish					
15 Mar 1865	Crown Grant	Eliz. Forsaith	25 Jul 1854	1G 3216	198 acres
Oct 1867	Convey	Rev. Thomas Forsaith to S. Luke	7 Jan 1867	22D 387	
14 Sept 1871	Convey	Luke to Whitaker	8 Aug 1871	24D 512	
1 Nov 1877	Convey	Whitaker to F. O'Brien	7 Jun 1878	2A 962	
15 Sept 1882	Convey	O'Brien to J. Glenny	24 Feb 1882	D13 941	
14 Apr 1894	Convey	Glenny to J. Schnauer	8 Mar 1894	R11 941	
29 Oct 1902	Convey	Schnauer to H. Hesketh	9 Oct 1902		
Allotment 79 Karaka Parish					
3 Nov 1854	Crown Grant	Simpkins (Grantee)	31 July 1854	1G 1718	227 acres
21 Feb 1860	Convey	Simpkins to Wilson	20 July 1857	6D 436	
27 Sept 1861	Convey	Wilson to Buckland	20 Feb. 1860	9D 465	
	Convey	Buckland to Hardington	7 Sept. 1861	11D 850	
	Convey	Hardington to Ridings	28 Apr. 1863	13D 742	
	Convey	Ridings to Martyn	22 Mar. 1864	18D 11	
	Convey	Martyn to The Queen	28 Oct. 1873	23D 916	4 acres, 2 rood, 6 perches

	Convey	Martyn to Madill	10 Sept. 1878	28M 31	153 acres
		Madill & others to The Queen	7 Dec. 1887	R25 780	2 a, 1r, 6p
Allotment 82, Karaka Parish					
2 Sept 1854	Crown Grant	Newman Grantee	7 Aug. 1854	1G 1646	234 acres
2 Oct 1854	Convey	Newman to McGauran	2 Sept. 1854	5D 45	
29 Mar 1855	Convey	Newman to Hobbs	2 Sept. 1854	5D 280	
29 Mar 1855	Convey	Newman to Buller	2 Sept. 1854	5D 282	
1 Oct 1868	Convey	Newman to Wilson	2 Sept. 1854	21D 506	29½ acres
Block 4, Pukekohe Parish					
25 June 1856	Crown Grant	Newman Grantee	7 Aug. 1854	1G 2546	411 acres
	Convey	Newman to Hunter	4 Aug. 1856	6 D 115	20 acres
	Convey	Newman to Heywood	4 Aug. 1856	6D 115	
	Convey	Newman to Martyn	6 Mar. 1863	14D 442	
	Convey	Martyn to The Queen	28 Oct. 1873	23D 916	
	Convey	Martyn to Roose	11 Dec. 1874		Lot 6: 36a.3r.32p
	Convey	Martyn to Adams	10 Jul. 1876		Lot 5 (part): 8a.3r.26p
	Convey	Martyn to Madill	23 Mar. 1878		Lot 7: 107a.3r.26p
	Convey	Martyn to Reynolds	3 Jul. 1878		Lot 3: 40a.2r.25p
	Convey	Martyn to Cranston	14 Oct. 1878		Lot 5 (part)
	Convey	Martyn to McWhirter	31 Dec. 1878		Lot 2: 39a.2r.24p
	Convey	Martyn to Adams	1 Feb. 1879		Lot 4: 31a.1r.25p
	Convey	Martyn to Reynolds	11 Feb. 1889		Lot 1: 41a.0r.0p
	Amended Crown Grant	J. Newman	20 Oct 1874	R206 468	

Appendix 4: Franklin District Plan Criteria for Scheduling Cultural Heritage Resources

8.2 CRITERIA FOR SCHEDULING CULTURAL HERITAGE RESOURCES

The Council will use the following criteria for inclusion in the District Plan (Schedule 8.A) of buildings, places, trees, objects or any other resource having heritage value or potential:

- a. The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.
- b. The community association with, or public esteem for, the place or resource.
- c. The potential of the place or resource for scientific interest and public education.
- d. The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.
- e. The symbolic or commemorative value of the place or resource.
- f. The importance of identifying historic places or areas known to date from early periods of Franklin's and/or New Zealand's settlement.
- g. The importance of identifying rare types of historic places or resources.
- h. The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.
- i. The significance of the place or resource to Tangata Whenua.

Appendix 4: Franklin District Heritage Strategy thematic assessment framework [July 2008]

Land and People

The natural inheritance of Franklin – pre human era
The site of Franklin
The people of Franklin
Settlement Patterns [networked Pa settlements]
Historic land uses

Water and People

Transport
Industry
Food 'basket'
Manukau Harbour / Waikato River / Tasman Sea / Awhitu dune lakes / Springs / wetlands/ Firth of Thames
Recreation

War

Land Wars
Redoubts
Defensive Pa
Buffer Pa
Crown Confiscations
World War 1
World War 2

The Built Form

Planning the District
Public open spaces, gardens and trees
Residences
Buildings for commerce and governance
Marae [Maori communities centred around marae]

Industry and Commerce

Flax Industry
Clearance of Lowlands
Farming & Cultivation [Nga mara, old remnant Maori gardens]
Extraction – timber, metal, limestone
Production – Steel Mill
Shops and shopping
Tourism
Professional and trade services

Infrastructure

Transport [waka routes / ara hiko]
Communications
Utilities and Services – Hunua Catchment
Energy

Governing and Administration

District Administration
The ad hoc authorities
Province and Region
Justice, law and order
Public participation

Life in the District

Political life
Religion and the Churches
Education
Family life
Arts and Culture
Entertainment
Sport and Recreation
Health, hospitals and related institutions
Maori community – Hui / tangi
Kingitanga – Poukai / Koroneihana

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1916, W 15 W2947 34849, Archives New Zealand, Wellington

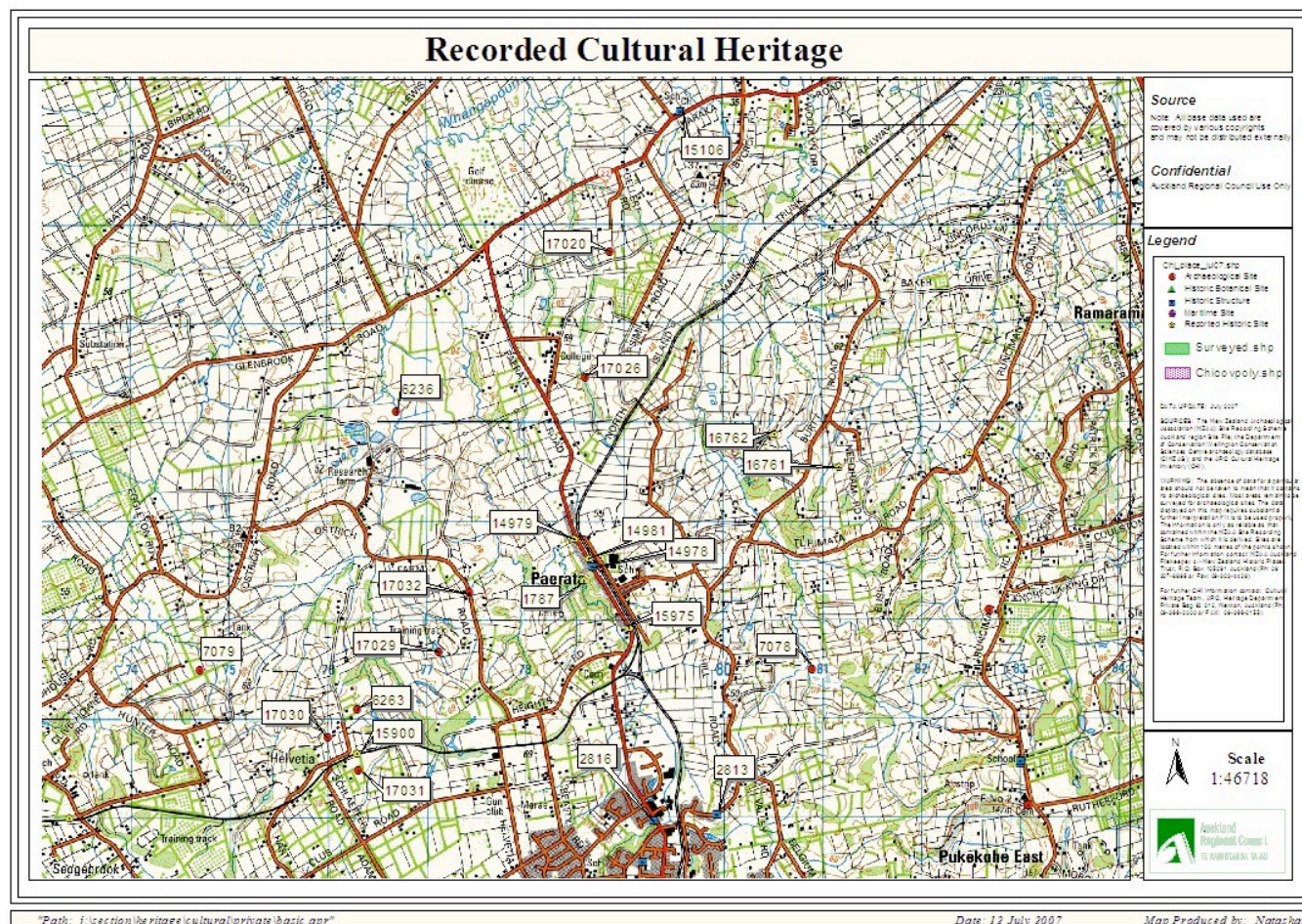
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ONTRACK (a division of the New Zealand Railways Corporation)

Plans of Paerata station building (1938 and 1959) and of the yard (1925 and 1943)

Appendix 5: Auckland Regional Council Cultural Heritage Inventory listings for Paerata area



Chi_no	Nzaa_no	Nztm_easti	Nztm_north	Site_type	Site_name	Arcview_ca Reported Site	Historic	Metric_map	Nztm_map_n	Grid_refs_ NZMS 260 Map Sheet
1787		1768234	5884725	FLOUR MILL GEOLOGICAL OUTCROPIVOL				R12	BB32	
2813		1769574	5882359	CANIC PLACE (HISTORIC)ISP	Adam Rock	Historic Structure		R12	BB32	GPS
2816		1768923	5882286	RING MIDDEN (SHELL)	Hickey Springs Pukekohe	Historic Structure		R12	BB32	GPS NZMS 260 Map Sheet
6236	R12_249	1766330	5886421	MIDDEN (SHELL)		Archaeological Site		R12	BB32	NZMS 260 Map Sheet
6263	R12_281	1765936	5883421	MIDDEN (SHELL) FINDSPOT (ADZE)IWOOD EN PADDLE (REPORTED)		Archaeological Site		R12	BB32	NZMS 260 Map Sheet
7078	R12_282	1770535	5883829	FINDSPOT (ADZE)		Archaeological Site		R12	BB32	NZMS 260 Map Sheet
7079	R12_283	1764335	5883818			Archaeological Site		R12	BB32	NZMS 260 Map Sheet
14978		1768317	5884865	MONUMENTIPL AQUE	World War II Memorial Paerata Community Centre	Historic Structure		R12	BB32	GPS
14979		1768133	5885146	Building BUILDING SITE (HISTORIC)	Paerata Railway Station Site	Reported Site	Historic	R12	BB32	GPS NZMS 260 Map Sheet
14981		1768289	5884950		Karaka Methodist Church	Reported Site	Historic	R12	BB32	
15106		1769203	5889474	HISTORIC BUILDING BUILDING SITE (HISTORIC)IRAI LWAY		Historic Structure		R12	BB32	GPS
15900		1765937	5882971			Reported Site	Historic	R12	BB32	NZMS 260 Map Sheet

			STATION						
15975	1768675	5884248	BUILDING SITE (HISTORIC) COMMERCIAL	Former site of Whyte's Butcher's Shop BURTT'S HOMESTEAD IGLEN CONNEL TE MAUNU-A- TUI PAERATA BLUFF	Reported Site	Historic	R12	BB32	GPS
16761	1770814	5885883	DWELLING HOUSE		Reported Site	Historic			GIS Calculated
16762	1770155	5886218	FORTIFIED PA U.S MILITARY CAMP		Reported Site	Historic			GIS Calculated
17020	1768500	5888041	U.S MILITARY CAMP	Camp Paerata Wesley College	Archaeological Site				GIS Calculated
17026	1768248	5886771	U.S MILITARY CAMP	Camp Helvetia	Archaeological Site				GIS Calculated
17029	1766758	5884005	U.S MILITARY CAMP	No. 1 Camp	Archaeological Site				GIS Calculated
17030	1765642	5883138	U.S MILITARY CAMP	No. 2 Camp	Archaeological Site				GIS Calculated
17031	1765950	5882805	U.S MILITARY CAMP	No. 3 Camp	Archaeological Site				GIS Calculated
17032	1767072	5884601	U.S MILITARY CAMP	No. 5 Camp	Archaeological Site				GIS Calculated

* Items colour-coded orange are those closest to the study area.

Appendix 3: Pukekohe West End Historic Heritage Assessment

Pukekohe West End Historic Heritage Assessment



for Franklin District Council
and the West End Residents and Landowners Association
by Dr Ann McEwan, Heritage Consultancy Services, Hamilton

30 September 2008

Contents

Executive Summary	3
Introduction	4
Methodology	4
A History of Pukekohe West	5
Identification of the Site's Heritage Resources	20
Assessment of Effects	26
Recommended Heritage Planning Actions	27
Conclusion	29
Acknowledgements	30
Appendix 1: Pukekohe West End Heritage Timeline	31
Appendix 2: Pukekohe West End Street Names and Their Origins	32
Appendix 3: Franklin District Plan Criteria for Scheduling Cultural Heritage Resources	33
Appendix 4: Draft Franklin District Heritage Strategy Thematic Assessment Framework	34
Appendix 5: Auckland Regional Council Cultural Heritage Inventory listings for Pukekohe West area	35
Appendix 6: Bibliography	36
Attachment: Barry Baquié & Rod Clough, PROPOSED PLAN CHANGE, WEST END, PUKEKOHE: ARCHAEOLOGICAL ASSESSMENT [October 2007]	38

Executive Summary

This report considers the likely impact of the Pukekohe West End Structure Plan upon the heritage resources of the locality.

As the basis for this analysis a concise history of the study area has been prepared. This historical narrative establishes the backdrop against which the residential development envisaged in the Structure Plan and Franklin District Growth Strategy will take place.

The area history also underpins the recommendations made in this report regarding the identification, protection and promotion of heritage resources in Pukekohe West.

An assessment of effects and recommendations for heritage planning actions follow on from the historical narrative and a description of Pukekohe West's heritage resources. Appended to the report are a heritage timeline, index of street names, and bibliography. The Archaeological Assessment prepared by Barry Baquié & Rod Clough of Clough & Associates [October 2007] is attached to this report.

The principle recommendations of this report are as follows:

- *The pre-European Maori history of the area should be acknowledged in the Structure Plan*
- *Historic street names should be retained within the Structure Plan area*
- *Retention of existing houses, other buildings and structures on the site should be encouraged where possible to maintain the historic continuity of appearance and use*
- *The residents of Pukekohe West and the Franklin District Library should work together to document and conserve the history and archival heritage resources of the Structure Plan area*
- *Implementation of the Structure Plan should be monitored to ensure that it maintains and enhances the heritage values of the subject area*

This report is fully aligned with the draft Franklin District Heritage Strategy (July 2008) and the thematic assessment framework embedded in it.

Introduction

The area of land in Pukekohe West that is the subject of this heritage assessment has long been in agricultural use and is located in an area of Franklin District with a rich Maori and European history.

The history of this area has not been the subject of previous study, although there are a number of publications relating the history of Pukekohe as a whole. While the built environment of the site is generally of a modest and conventional nature, the land is associated with the beginnings of European settlement of Pukekohe. The Maori occupation and association with the area dates back many centuries.

Methodology

This report is predicated upon the thematic assessment framework contained within the draft Franklin District Heritage Strategy (2007/8). The framework has guided the research and analysis contained within this report, in accordance with national and international best practice in heritage assessment.

Two key research questions have driven the project; namely,

1. What are the existing heritage values of the area proposed for rezoning?
2. How might the heritage values, items, structures, collections and sites of the West End be identified, protected and/or promoted within the West End Structure Plan and Plan Change?

Project research has drawn upon published sources and archival documents, plans and photographs. Historical material relating to Pukekohe has been located within a number of local, regional and national repositories. Local residents have also contributed historical information and personal recollections to the project.

The members of the project team were Dr Ann McEwan (Architectural Historian & Heritage Consultant), Carmen Kirkwood (Historian, Huakina Development Trust), Luke McKeown (Historian) and Ian Johnson (Consultant Planner). Archaeological input has been provided by Rod Clough of Clough & Associates, Waitakere.

A History of Pukekohe West

The site of Pukekohe

Pukekohe is located on the southern fringe of the Auckland region, some 8 kilometres west of the Bombay Hills. The North Island Main Trunk railway runs through the town, with State Highway 1 passing 8 kilometres to the east. Pukekohe is 50 kilometres south of Auckland and 74 kilometres north of Hamilton. The name of the township is an abbreviation of the Māori phrase 'Puke kohekohe,' which means 'hill of the kohekohe,' New Zealand's native mahogany.

Today Pukekohe is the principal town in Franklin District and a major service centre for the district's market gardening industry. Potatoes and onions are grown extensively in the well-drained volcanic soil of the region, which produces one-third of New Zealand's fresh vegetables. Industrial activities linked with Pukekohe over the years include the manufacture of butter and milk powder, the making of concrete products, farm implements, and joinery, general and precision engineering, and vegetable processing. Up until 2007 Pukekohe was also known for hosting the New Zealand V8 Supercars, which raced at Pukekohe Park Raceway. This event has since moved to Hamilton.

This history is concerned primarily with an area of land situated within the historic boundaries of the so-called 'Pukekohe Block.' After a long period of Maori settlement and use, the first European settlers of Pukekohe arrived in the 1850s and 1860s, taking up five and ten-acre blocks to the north and west of what would become the town centre. Dairying, market gardening, and horse breeding and training have influenced the contemporary appearance of the site. The study area is roughly bounded by Victoria Street West and Pollock Street in the south, Rifle Range Road in the north, and Adams and Jutland Roads to the west and east respectively.



The tangata whenua of Pukekohe

Before European colonisation Pukekohe lands belonged to Tamaoho, also known as Te Akitai, and Ngati Pou. Tamaoho/Akitai had the major interest in what became the Pukekohe West Block, whereas the interest of Ngati Pou was more southerly, closer to the Waikato River. Ngati Te Ata's rohe was to the west of both. All three hapu can trace their whakapapa back to the Tainui waka.

The landscape of the Pukekohe block was one of swamps, creeks and bush, all of which supplied natural resources to tangata whenua. To the north of the Pukekohe area is the Manukau Harbour, to the south the Waikato River. Scattered throughout the region were papakainga (settlements), urupa (burial grounds) and vast areas of cultivation.



Nga Makatiti at the back of Pukekohe [view to the north-west of Pukekohe], watercolour painting by JG Johnson (1824-73) PD 19(8), Auckland War Memorial Museum

Official records, the accounts of church missionaries, and the stories of the old people confirm that the tangata whenua living in the vicinity of Pukekohe were the barons of the land up until the mid-nineteenth century. With a freshwater and saltwater fishing industry, agriculture, cattle grazing and orchards, Tamaoho/Akitai and Ngati Te Ata supplied themselves and incoming Auckland colonists with food. Trade between iwi and settlers was brisk and relations good until disputes about land ownership and possession created a crisis that would not be resolved for over a century.

In August 1842 the Pukekohe block was sold to the Crown by iwi with a secondary claim to the land, from under the feet of its principal owners. The block was a large one taking in a long strip of land extending from the Manukau Harbour to the Waikato River. In return for this very fertile land the secondary claimants received from the Crown £150 in cash and £170 worth of goods.¹ Local historian Nona Morris recorded the details of the purchase thus:

¹ Deed No 250. Pukekohe No.1 Block, Manukau District, pp 309-310.

Payment consisted of £150 in cash, plus the following goods: - 181 blankets, 30 coats, 1 large tent, 2 smaller tents, 18 saws, 16 blocks, 4 frying pans, 1 hammer, 11 shingling hammers, 788 lbs of tobacco, 2 bed gowns, 1 auger, 3 chisels, 5 planes, 9 gimlets, 290 lbs of mails, 6 pit saws, 7 crosscut saws, 7 handles, 7 handles for below, 7 fasteners for the handles, 46 saw files, 13 pit saw files, 1 rough saw, 1 box pipes, 3 iron pots, 2 saucepans, 2 tea kettles, 2 ovens, 13 axes, 20 tomahawks, 4 brushes, 1 horse brush, 4 (pairs) shoes, 1 water pot, 1 compass, 8 spades, 6 jackets, 6 combs, 6 pairs of trousers, 6 silk handkerchiefs, 14 white shirts, 6 sou'westers, and 5 cartouche boxes.²

Tamaoho, the principal or true owners of the block, did not want to sell the Pukekohe Block, however, and the Crown had failed to ensure they were dealing with the legitimate owners of the land.

The report commissioned by the Waitangi Tribunal on the Alienation of South Auckland Lands (Wai330/4) states that, according to the Crown's interpreter John Grant Johnson, the 'purchase was immediately opposed by Tamaoho'.³ After some investigation it was apparent to the Crown that Mohi, 'whose ancestor Te Whare Aitu was the most recent owner of Pukekohe', had the strongest claim to the land and, notwithstanding that, those that sold the land merely had an interest in it.⁴

Mohi Te Ahi a Te Ngu had support for his ownership status from iwi throughout the country, but nevertheless the Crown did not attempt to resolve the dispute by dissolving the Deed of Land acquired from the illegitimate owners. Instead the government began to 'wheel and deal'. While the dispute with the government continued a settlement between Ngati Te Ata and Tamaoho was reached. Ngati Te Ata withdrew its opposition to Tamaoho attempts to sell the Ramarama and Waiau blocks in return for withdrawing their claims to Pukekohe. The agreement was consummated with the payment by Ngati Te Ata of six casks of tobacco to Mohi and the Akitai.⁵

This agreement did not solve the complaint of Tamaoho/Akitai with the Crown. Following the determined efforts of Mohi and Akitai, the Crown offered £200 to satisfy their claims, which was declined.⁶ The original owners of the Pukekohe block never did wish to part with their ancestral land.

By 1845 the government had sold much land between the Waiuku-Drury road and the Karaka foreshore.⁷ It was not until 17 June 1853, however, that Akitai accepted the Crown's terms.⁸ This was a recurring pattern throughout Tamaki Makaurau, whereby the Crown first purchased Maori ancestral land from non-owners and then, in accordance with the policy of the day, compensated true owners at a much later date.

Not only was the Crown at fault in dealing with non-land owners when purchasing, but mistakes were also made where purchased land was not surveyed immediately. In these cases iwi often found that land had been alienated which had not been agreed to. To bypass lengthy sale and purchase negotiations, and the attendant problems with survey accuracy, the Crown made blanket purchases to the east and west of the Pukekohe block. These blanket purchases included the whole of the Awhitu Peninsula, down to the Waikato River, and the Ramarama block, to the east of the Pukekohe block.

² Nona Morris, *Early Days in Franklin: A Centennial Volume* (Auckland, 1965) p.64

³ Memorandum on Land Purchased from Ngatiteata in 1842, *Turton's Epitome - An epitome of official documents relative to Native Affairs and land purchases in the North Island of New Zealand*, p C284

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Morris, p. 65.

⁸ Deed No.267, Pukekohe No.2 Block, Manukau District, p 324

Te Awa Nui o Taikehu Maori Reserve

The Crown had certain responsibilities when purchasing land other than simply surveying it. Where land was promised as sustaining reserves for the Maori vendors, such land had to be adequately identified. Wai330/4 refers to the Pukekohe No. 2 purchase of 17 June 1853 where a reserve called Te Awa Nui o Taikehu was created and marked out on the plan attached to the deed. The deed showed no indication of its size, however. In 1853 Edwin Fairburn incorrectly surveyed the reserve and, as a consequence, some of the land that should have been set aside for Maori was distributed to settlers as Crown grants.⁹

Turton's Epitome records the ensuing protest by Tamaoho/Akitai and the position was set out in a letter from Mohi 'and all the Akitai' to the governor in 1857:

This is our permanent place for our children; our burial-places are also there. This part will not be given up to those Pakehas, it is for ourselves and our children ... This fault is not yours, or Mr Ligar's (the Surveyor General), it is the fault of Mr E. Fairburn. This is not a matter having reference to Maori customs, it is from the law of the Queen and of the New Zealand Government.¹⁰

The Crown investigated and concluded that the memorandum noting boundaries of the reserves had not been adhered to. As recorded in Wai330/4 '[i]t appears that Fairburn had not, in accordance with Mr Ligar's promise, given the Maori vendors notice of his survey of Pukekohe, in order that some of them might have accompanied him to point out the limits of their reserve'.¹¹ Moreover, it was found that Fairburn had not only incorrectly surveyed the reserve, but had also purchased some of the contested land for himself, only to immediately on-sell it for a large profit. Confronted with such unequivocal evidence, it appears that the Crown reluctantly returned the land to the Maori vendors in 1858.¹²

Despite this resolution, the Crown was clearly very successful in the period 1840-1862 in exercising its doctrine of pre-emption over Maori land throughout the South Auckland region. Whereas the Marquis of Normanby had instructed Governor Hobson in 1839 that the Crown was to ensure 'that the Maori wished to sell', history shows this did not necessarily happen with the prior consent of the principal owners.

Land Leagues and the Establishment of a Maori King

During the late 1840s and the 1850s, as a result of large areas of ancestral land throughout Aotearoa being acquired by the Crown by what ever means possible, many iwi set up Land Leagues. The chiefs of iwi committed themselves and their people not to sell even one more acre to either the Crown or anyone else.

Against the backdrop of land sales and alienation, it had become very clear to the Rangatira that Maori identity, language, society, and tikanga were under threat and that the drastic loss of land was relegating Maori to the status of tenants in their own country. Many hui were called to discuss the destiny of Maori and one outcome of these discussions was the decision made by some high-ranking Rangatira to appoint and then anoint a King for Maori.

⁹ Mr Commissioner Searancke to the Chief Commissioner: Pukekohe – Report on 'Disputed Area'; 17 November 1857, *Turton's Epitome*, pp C294-295

¹⁰ Chief Mohi to His Excellency the Governor: Pukekohe – Desiring that the European settlers may be removed', 4 December 1857, *Turton's Epitome*, p C295

¹¹ Mr Commissioner Searancke to the Chief Commissioner', *Turton's Epitome*, p C294

¹² 'Enclosure' from Ihaka and Mohi to the governor in a letter from the Bishop of New Zealand to the governor, 4 December 1857, *Turton's Epitome*, p C296

In 1858 after many hui, Potatau Te Wherowhero was anointed the First Maori King.¹³ One of the reasons Te Wherowhero was made King, in addition to his great mana, was that it was felt that the Waikato had an abundant supply of natural resources or kai, adequate to feed the many tribes who were expected to visit the King. These resources could be harvested from taonga such as the Waikato River, the many harbours and coastal foreshore, and the remaining bush lands within the Tainui rohe.



'Kohekohe', *Dysoxylum spectabile*, leaves, flowers and seed pods from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966. Source: *Te Ara - The Encyclopedia of New Zealand*, <http://www.TeAra.govt.nz/1966/K/Kohekohe/en>, updated 18-Sep-2007

War

In spite of its unifying theme, the Maori King Movement was seen as a separatist movement. Governor Grey feared that the continual flow of settlers would be impeded as Maori progressively stopped selling land. Grey's stated approach in January 1863 was therefore to 'dig around the Kingitanga until it fell'.¹⁴

By this time Te Wherowhero's son Matutaera (later known as Tawhaio) was the reigning Maori King (1860-94) and rumours were being circulated by Crown agents that he was going to attack Auckland. Governor Grey therefore ordered the imperial troops to stand by in preparation for an attack on Waikato.

Before the war, came the hostilities. Armed conflict between Maori and the Crown had begun in Taranaki in 1860. By June 1863 confiscation of Waikato land was being planned by Premier Alfred Domett's government and loyalty to the crown was to be the test by which tangata whenua were to be 'measured'. Grey's proclamation to the Waikato hapu of the South

¹³ The book *Potatau*, written by Pei Te Hurinui Jones, is a classic and gives a detailed account of the search for the first Maori King. *Tawhiao King or Prophet* by Carmen Kirkwood also gives an account of the turmoil of the time under discussion.

¹⁴ 'Build up to war - Maori King movement 1860-94', URL: <http://www.nzhistory.net.nz/politics/maori-king-movement-1860-94/build-up-to-war>, (Ministry for Culture and Heritage), updated 12-Jul-2007

Auckland region on 9 July 1863 stated that all those living north of Mangatawhiri Stream who pledged allegiance to the Queen of England would be allowed to stay on their land. Those who would not were to be expelled southwards and their land confiscated.

War proper broke out on 12 July 1863. Naval volunteers were ordered to smash all waka within the Manukau Harbour and this was done at two in the morning of 19th July 1863. The systematic destruction of property was also carried out along the shorelines of the harbour. Village palisades were fired and creeks and tidal waters were scoured for waka; twenty-one large canoes were towed to Onehunga and burned. Hapu with interests in the Pukekohe blocks, Akitai/Tamaoho, Ngati Pou and Ngati Te Ata, had both domestic and long seaworthy waka. These were destroyed. Drays, ploughs and other movable Maori property was thrown into the harbour.

A later expedition searched the shoreline for waka overlooked by the first and brought back among its trophies the waka Te Toki-a-Tapiri, which was capable of carrying one hundred. The collector of customs at Onehunga used his influence to have it spared and it can be seen still at the Auckland Museum. The fleet that had sustained the settler city of Auckland with the products of Maori agriculture and horticulture was therefore all but destroyed.

What is today Franklin District was a dangerous place in the latter part of 1863, as Imperial troops were on the move in South Auckland. Some Maori stayed on their lands in the area fearing the loss of cattle and pigs and the destruction of orchards. Contingents from Ngati Maniapoto, who did not listen to King Tawhaio, carried out attacks on small colonial settlements in the district, Pukekohe East being one such area.



Presbyterian Church, Pukekohe East (1863)¹⁵

¹⁵ Taken from J Cowan, *The New Zealand Wars: A History of the Maori Campaigns and the Pioneering Period, Vol. 1 1845-1864*, Wellington 1955, NZ Electronic Text Centre, Victoria University of Wellington, available <http://www.nzetc.org/>

Although the hapu of Waikato and other iwi put up a historic defense they could not outnumber the troops Grey had at his disposal, hundreds of whom came fresh from Taranaki to fight in the Waikato war. Against such numbers Waikato and their allies were able to muster between 1,000 and 2,000 men for three months at the larger of the battles at Meremere, Paterangi, Hangatiki and Maungatautari.

Within less than nine months Maori had conceded defeat after battles at Rangiriri (21 November 1863) and Orakau (2 April 1864). The Kingitanga was driven back into the King Country, clearing the way for the colonial settlement of the Waikato. Following the defeat of Waikato, and a period for some with their King in exile, the Manukau people went home in the 1870s to find the bulk of their remaining lands had been confiscated.¹⁶

Although history records the flawed purchase of the Pukekohe Block by the Crown and the reserve put in place for the principal vendors, both were confiscated under the New Zealand Settlements Act 1863 to punish those who had ventured south to support the Maori King against the Imperial and Colonial troops. In the twentieth century a long process of protest and redress was endured. Royal Commissions convened in the 1920s and 1940s determined that the raupatu (confiscations of Waikato and Taranaki) were excessive and unjust and also laid the foundation for future government-iwi reconciliation.

At the same time Maori who had been alienated from their lands sought shelter on reserves such as that at Whatapaka, where they continued their agricultural traditions. Kaumatua since passed on recall the Great Depression when times were hard for everyone and people from Auckland walked country roads looking for food for their destitute families. Those living at Whatapaka willingly shared what they had with the strangers and sent them on their way with as much food as they could carry. Today many of those living on the Whatapaka Maori Reserve, including at Puukaki and Tamaki Makaurau papakainga (settlements), are the descendents of those who had their lands at Pukekohe sold or confiscated against their will.

Finally, to close this chapter of Franklin and Pukekohe history, the 1995 Waikato-Tainui Raupatu Settlements Act was passed and a settlement made for the Waikato lands below the Mangatawhiri River. This was accompanied by an apology for the unjust confiscations given by Queen Elizabeth II to the late Maori Queen Te Arikini Te Atairangikaahu in a private ceremony at Parliament Buildings.

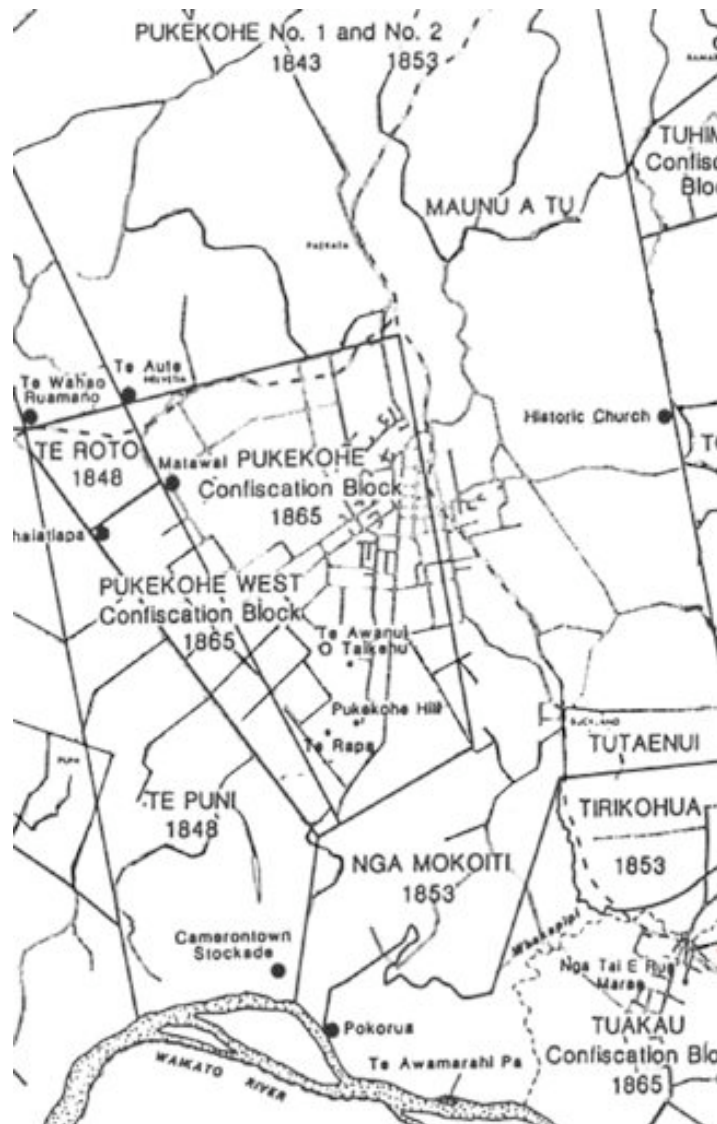
Colonial Settlement

Despite the early 1840s government purchase of the Pukekohe Block, it appears that it was not until over a decade later that the first European settlers arrived to take up land in the vicinity of what is today Pukekohe. Many of the early colonial purchasers had been absentee landowners, but amongst the earliest settlers was Samuel Hawke who purchased 110 acres on the eastern side of the present town, close to Belgium Road, in 1855. In the same year Hawke bought up land near the showgrounds, some 249 acres, and he also held a lease on part of the Maori reserve, for which he paid £20 a year in rent, until the start of the Waikato War in 1863.¹⁷

Like Hawke, other early settler families bought land to the east of present-day Pukekohe during the late 1850s. When the settler township of Pukekohe was established, by survey and in reality in 1865, the earlier settlement became known as Pukekohe East and the new town as Pukekohe West. In time however the 'west' was dropped as the community grew in size and stature.

¹⁶ Evidence submitted to the Treaty of Waitangi Tribunal Hearing on the Manukau Claim of 1985 (Wai08) by Nganeko Minihinnick on behalf of the people of Te Puaha ki Manuka.

¹⁷ Morris, p. 72.



Confiscation and purchase map showing Pukekohe and surrounds, after GJ Murdoch (Nov 1988) Auckland Regional Authority Future Bulk Water Supply Study Phase 4 Background Report No. 5.¹⁸

With the war of 1863-4 barely over, the Waikato Immigration Scheme was already being promoted by the government of the day to populate the confiscated lands of South Auckland and Waikato. Settler vessels from Scotland and Ireland berthed in Auckland with hundreds of immigrants aboard, most of whom had been promised free passage and a five or ten acre land allocation in return for leaving their homes and helping to build a far-distant colony.

Of all the settler ships that came to New Zealand during the 1860s, perhaps none had a more dreadful voyage than the *Ganges*, which Franklin historian Nona Morris has described as a “death ship”.¹⁹ The *Ganges* departed from Queenstown, County Cork, Ireland on 2 November 1864 and disembarked at Auckland’s Queen Street Wharf on 14 February 1865. The ship carried 474 passengers but only 418 were to arrive safely at their destination. In all, 56 died during the voyage, of which 54 were children, nearly half of the total number of children on board the vessel.

¹⁸ Further report details are as follows: 4 - Historical Perspectives on the Southern Kaipara, Lower Waikato and Wairoa Valley. Part II. The Lower Waikato, Wairoa Valley. KRTA Ltd and Tonkin and Taylor Ltd, in Association with ARA Regional Planning Department Consultancy Group.

¹⁹ Morris, p. 148



The 'Ganges' (1860s) John Dickie Collection, PAColl-3037, Alexander Turnbull Library, Wellington

From the Auckland wharf, the new settlers were taken to barracks at Onehunga to acclimatize and recover their health. The *Ganges* passengers stayed longer at Onehunga than usual due to the trials of their voyage, but even they were eventually dispatched to fledgling settlements throughout Franklin and the Waikato. People from the *Ganges* were sent to Pukekohe and Pokeno and many of the men were initially set to work on road building projects in the district.

In May 1865 Pukekohe was also settled by immigrants from the Cape of Good Hope, South Africa, who had arrived in Auckland aboard the *Maori* on 23 December 1864. The settlers were granted 5-acre allotments in the area now enclosed by West Street, King Street, the railway, and Birdwood and Jutland Roads. They were predominantly from the Cape Town area of South Africa and Morris gives the occupations of the male government immigrants on board the *Maori* as follows:

8 railway labourers; 56 labourers, 3 painters, 3 bakers, 1 gardener, 3 shoemakers, 1 tallow-chandler, 1 tanner, 1 wheelwright, 10 carpenters, 5 blacksmiths, 1 hatter, 2 saddlers, 8 sawyers, 4 navvies, 1 bricklayer, 1 engine fitter, 1 engine driver, 1 tinsmith, 1 jeweller, 1 schoolmaster, 1 coachbuilder, 1 shipwright and 1 brickmaker.²⁰

The original settlement of Pukekohe West 'began at King Street, extended to the top of Pukekohe Hill and West and Northwest of the Cape Settlement.'²¹ Early pioneering conditions were difficult, as one would expect, with little in the way of infrastructure and thick native bush to be cleared to make way for farming. The roads of early Pukekohe were nothing more than muddy tracks, making their improvement a priority. Early settler buildings in the district were equally primitive. Once they could move out of tents the settlers lived two and three roomed shacks, complete with 'earthen floors, nikau thatched roofs and canvas covered windows.'²²

²⁰ Morris, p. 141.

²¹ *100 Progressive Years*, p. 15.

²² *Ibid.*



'Plan of Pukekohe Block' SO 364, c. 1865, North Auckland Land District, Land Information New Zealand
(The area outlined in red approximates the WERLA block)

By the early 1870s the Pukekohe settlement was beginning to take on a more established appearance. An 1871 item in the *Daily Southern Cross* newspaper recorded that

judging from a careful inspection of the progress made during the last six years in the cultivation of the land, in the production of crops, and rearing of stock, an observer must feel pleased at the present appearance of everything. An instance of the importance of the settlement may be gathered from the fact that at least 800lb. of fresh butter and from 40 to 50 dozen of eggs are weekly sent by the immigrants to adjacent districts and Auckland, after making provision for their own wants, and in some instances packing in tubs for winter use. The district has the satisfaction of having an excellent schoolteacher in the person of Mr. R. Brown, and his successful management will be apparent when it is stated that during the last nine months the increased attendance has been 50 per cent. The defence of the district is well provided for, from 80 to 90 of the settlers having formed themselves into a body of Volunteers.²³

²³ *Daily Southern Cross*, Vol XXVII, issue 4247, 25 March 1871, p. 3.

In the following year the separation of the Pukekohe East and West Road Boards signaled further growth in the settlement, as did the appearance in 1875 of the Auckland to Mercer railway in the town.²⁴ Thomas Barnaby, whose land was immediately adjacent to the study area, was a founding trustee on the road board.²⁵ As for the rail link to Auckland, it not only promoted the growth of agriculture and horticulture in the district but also refocused the town centre upon King Street, in closer proximity to the railway station.



General view of Pukekohe, c.1910 – Pukekohe Hotel on the left in the mid-ground, WA Price Collection PAColl-3057, Alexander Turnbull Library, Wellington

Of the many notable immigrant settlers of early Pukekohe, James Roulston stands out, not least because he is intimately associated with the West End site. Roulston was born in Ireland, and spent some time in Australia before arriving in New Zealand in 1865. At first he ran a hotel and store in Thames, presumably attracted by the ‘gold money’ in the town, before relocating to Pukekohe in 1874.

Just as he had done in Thames, Roulston ran the Pukekohe Hotel in King Street and was founder and operator of a lucrative General Store.²⁶ In the early years of the Pukekohe West settlement butter was as good as cash, and so was often used as payment of monthly accounts at local businesses such as Roulston’s.

Given his standing in the community and the rise of the local dairy industry in the late nineteenth century, it is perhaps not surprising to find Roulston involved in the establishment of the Pukekohe and Mauku Cheese and Bacon Factory Company in October 1883. The Factory Road premises of the company were officially opened on January 12th in the following year. The *Te Aroha News* reported at the time that 130 local settlers inspected the factory on its first day and sat down afterwards to lunch and speeches.²⁷ The company was initially run

²⁴ Morris, p. 199.

²⁵ Ibid.

²⁶ Heather A Walden, *The forgotten settlers: Pukekohe 1850-1950* (Pukekohe, c1999) p. 37.

²⁷ *Te Aroha News*, Vol I, Iss 33, 19 January 1884, Page 6.

by the following men: 'Secretary; Mr W. T. Wright, and the directors; John Allen, Thomas Barnaby, Major B. Harris, James Latimer, James Roulston, and George Russell, all of Pukekohe'.²⁸

The factory struggled through its early operation, but in 1888 Wesley Spragg of the NZ Dairy Association took it over and, with his knowledge of marketing, made the operation viable. With the advent of a dairy co-operative and the enlargement of the factory by Spragg, the company was supplied by as many as 729 local dairy farmers during the 1918-19 season. The following season, under the control of the recently formed New Zealand Co-operative Dairy Company, the factory produced 1715 tonnes of butter. By contrast 500 tonnes had been produced in the 1900-1901 season. Such success was not to last, however, as the factory was destroyed by fire in 1923 and subsequently replaced by a new factory at Paerata in 1924.



'Belmont', Roulston residence, Belmont Road (c.1880) Collection of A. Roulston, Pukekohe

At roughly the same time as the dairy factory was being established, James Roulston retired from his hotel and storekeeping businesses to concentrate on another enterprise, stud farming. From his 200-acre farm 'Belmont', Roulston made his mark on the thoroughbred racing world. He purchased the brood mare *Winnie* from Major Daniel Lusk of Mauku, raced her for one win, and then retired her to stud. From *Winnie* Roulston bred nine winners, almost all of them jumpers. 'Of these, her gelded son *Record Reign* (1894) was the best -- a weight-carrying winner of sprints, staying races, and important steeplechases. Her sons *Belmont* (1885, by Auckland Cup winner King Quail), *St. Simon* (1892, by St. Leger) (both winners of the Great Northern Hurdles), and *Up To Date* (1898 by St. Hippo), were all good steeplechasers, all initially raced by Roulston.'²⁹ *Belmont* also won the Great Northern

²⁸ Walden, p. 79.

²⁹ Thoroughbred Heritage <http://www.tbheritage.com/HistoricDams/ColonMares/C23.html>

Hurdles in 1892 and both the farm and the road on which James' grandson Alton Roulston still lives were presumably named in the horse's honour. In 1920 James Roulston was a founding member of the Franklin Racing Club, now the Counties Racing Club in Buckland Road, and his contribution to the breed industry is remembered in Pukekohe to this day.³⁰

The Twentieth Century

Just as the fortunes of the dairy factory and that of local farmers improved through the late nineteenth and early twentieth centuries, so too did the town's. In June 1905 Pukekohe was gazetted as a town district and the town was formally constituted as a borough on 1 April 1912.³¹ Dairy farming and market gardening created wealth and jobs through the decades ahead, although the people labouring in the fields were not always the same as those who reaped the rewards of Pukekohe's fertile soil and nearby markets.



King Street, Pukekohe, March 1913, William Beattie Negative Collection, Auckland War Memorial Museum. Note W Roulston's building on the right of the picture)

Having once been the owners and cultivators of the land, local Maori now worked for others on the market gardens and also gained an income from seasonal whitebaiting on the Waikato River and at the Southdown Meatworks at Penrose. Many lived and worked alongside the Chinese and Indian market gardeners who came to the area in the early twentieth century. Sadly all three groups were the victims of highly visible racism from the 1920s through until the 1950s and 1960s.

The increasing visibility and prosperity of Chinese and Indian market gardeners in Pukekohe prompted the emergence of the reactionary White New Zealand League in 1926. It quickly became a national movement and was founded on European opposition to 'Chinese and Indian immigration because it was seen as a threat to the racial integrity and economic prosperity of European New Zealanders'.³² The degree of hostility aroused by these ethnic communities can be gauged from this excerpt from White New Zealand League propaganda:

³⁰ Walden, p. 96.

³¹ *100 Progressive Years*, p. 1.

³² <http://www.teara.govt.nz/NewZealanders/NewZealandPeoples/Indians/3/en>

Some parts of the Dominion are more suitable for onion and potato and vegetable growing than others, and this is being found out by the Asiatics, with the result that they are beginning to congregate in a few places, and by their frugal methods of living in sack shacks with benzene tin roofs, they create an unhealthy environment in which the white settler has to rear his family. It is almost impossible to sell land alongside the Asiatics, for who is going to ask a wife to rear a family in such an atmosphere?³³

In 1926/7 the Central Indian Association was formed in response to the xenophobia being promoted by the White New Zealand League.³⁴ Although the latter was a short-lived organisation, there remained in Pukekohe a high degree of ethnic tension and overt racism. 'Until the late 1950s, Indians there were excluded from barbers, private bars, and balcony seats in cinemas, and could not join the local growers' association.'³⁵ Maori experienced the same exclusionary treatment through the 1950s and 1960s; little wonder then that the Black Power gang gained a strong following amongst the town's Maori youth in the 1970s and 1980s.

The people of Nga Hau e Wha Marae, not far from the West End, their various community organisations, and the Tangata whenua organisation known as Te Puaha Ki Manuka (est. 1979, renamed Huakina Development Trust in 1983) helped restore peace in the township. Black Power leaders themselves also worked extensively with these groups. Happily racism is no longer the problem it once was in Pukekohe; the gang presence is no longer visible and the patches, which once frightened Maori and Pakeha residents alike, are also no longer an issue.

Cultural encounter and accommodation of another kind took place during World War II when the Auckland region became a training and supply base for the Pacific theatre of the war.³⁶ Between June 1942 and the winter of 1944 there were about 50,000 American servicemen and women in New Zealand at any one time.³⁷ American life in New Zealand during the war centred on the training camps set up in the vicinity of Wellington and Auckland. In the north, camps were dispersed over a wide area from Pukekohe and Papakura to Mechanics Bay and Western Springs.³⁸ In Pukekohe troops trained and lent a hand harvesting market garden produce that was being grown not only for local consumption and export to Britain but also for US troops in the Pacific.³⁹

Twenty years after the war, it was recorded in the town's centennial publication that approximately 7500 acres were under cultivation in the district (approx 3300 acres by European growers, 2000 by Chinese, and 200 by Indian). 40000 tons of potatoes, 14000 tons of onions, and three-quarters of the North Island's cabbages were being produced annually, along with large quantities of cauliflower, carrots, pumpkin, kumara, lettuce, and smaller quantities of tomatoes, peas, parsnips, beetroot, leeks, sweet corn, and garlic.⁴⁰

³³ Kapil N. Tiwari, 'The Indian Community in New Zealand: A Historical Survey,' in *Indians in New Zealand: Studies of a Sub-Culture*, ed. by Kapil N. Tiwari (Wellington, New Zealand: Price Milburn for the New Zealand Indian Central Association, 1980), pp. 9-10.

³⁴ <http://www.teara.govt.nz/NewZealanders/NewZealandPeoples/Indians/5/en>

³⁵ <http://www.teara.govt.nz/NewZealanders/NewZealandPeoples/Indians/3/en>

³⁶ <http://www.teara.govt.nz/Places/Auckland/Auckland/10/en>

³⁷ J Phillips & E Ellis, *Brief Encounter – American Forces and the New Zealand People 1942-1945* (Wellington, 1992) p. 5.

³⁸ <http://www.nzhistory.net.nz/war/us-forces-in-new-zealand/the-camps>

³⁹ Phillips & Ellis, p. 48.

⁴⁰ *100 Progressive Years*, p. 3.



American soldiers helping 'land girls' near Pukekohe, US National Archives⁴¹

Today Pukekohe is still one of New Zealand's major centres of market gardening, thanks to the region's fertile soil and the energy and commitment of its people. In many ways the West End is a microcosm of the town and district as a whole. With views to Pukekohe Hill, the land was once part of the rohe of Tamaoho, who cultivated it to feed themselves and the early settlers. Cows were still being milked in the study area up until the early 1970s and market gardening has been carried out on this site since the 1940s. Horses still graze in paddocks where once James Roulston's thoroughbreds cantered, and the training track in Adams Road is another reminder of the area's connection with the bloodstock industry. Even the fact that the town once dumped its night soil on the former Boase property in Jutland Road points to both its rural character and close proximity to the town centre.⁴²

⁴¹ URL: <http://www.nzhistory.net.nz/media/photo/americans-help-harvesting-crops>, (Ministry for Culture and Heritage), updated 28-Jun-2007

⁴² Recollections of Alton Roulston, Pukekohe (10/9/08)

Identification of Pukekohe West's Heritage Resources

The heritage resources of any community are diverse in nature and may be valued for a wide variety of reasons. Whilst some may be offered protection under the auspices of the Resource Management Act and the Franklin District Plan, others rely on efforts by community groups and individuals for their conservation. Following on from the historical narrative of the study area, this section of the report describes the heritage resources of the West End of Pukekohe as they exist today, whether they are on the land or located in archival facilities.

Note: Refer to the draft Franklin District Heritage Strategy (2008, p. 12) for the matrix upon which this section of the report is based.

Artefacts

There are no known artefacts associated with the study area currently held in public museum or archival collections.

Structures

Franklin District Council holds property files for every property in the region. These provide an important record of changes to property boundaries, services and structures. They are a key resource for plans of buildings, dates of construction and renovation, information about architects, builders, and other trade professionals associated with sites.⁴³

Rates records can also provide information about the value of the structures on the land and link to ownership, that is the person(s) paying the rates. Early rates records are held by Archives New Zealand, while records generated since 1985 are held by Franklin District Council. Access is predicated upon the property address, not by ratepayers' names.

Note: There are no historic heritage resources scheduled on the Franklin District Plan located within or immediately adjacent to the study area.



View looking southwest on Victoria Street West 24/7/08

⁴³ Viewing more than one file at a time requires an appointment

- Housing

The housing stock is generally modest, with a small number of pre-World War II buildings remaining and little evidence of the design input of architects. Houses date from throughout the twentieth century, including a small group of villas and bungalows on Victoria Street West that make an important contribution to the streetscape within the study area. On the whole the older homes are single storey, whereas there are a number of two-storeyed houses dating from the late twentieth century. The latter are indicative of a process of subdivision that has created a modest concentration of houses on Victoria Street West east of its junction with Factory Road.



former Dairy Factory manager's house, 235 Victoria Street West, Pukekohe (16/9/08)

Although this house has obviously been enlarged significantly, its villa styling, set back from the road and prominent brick chimney suggest its early twentieth century construction and the status of its original occupant.



Houses, Victoria Street West (16/9/08)

These houses are said to have been built for workers at the nearby dairy factory.⁴⁴ Two villas alternate with two bungalows to form a coherent but varied pattern within the streetscape.

- Industrial Buildings & Structures

Buildings associated with market gardening are located on a number of titles within the site. They are generally medium-scale rectangular structures arranged for their proximity to water for irrigation and vegetable paddocks for harvest.



former dairy factory site, view from Victoria Street – Factory Road intersection

The site of the dairy factory is now occupied by a vegetable packhouse and outbuildings. There is one house on the site to the south of the packhouse but it does not appear to be old enough to predate the destruction by fire of the dairy factory in 1923.

Infrastructure

- Roading

The Pukekohe West Road Board was in existence from 1872 until the early twentieth century. In 1912 the Pukekohe Borough Council was established. The Road Board's survey files from 1879 to 1901 have been deposited with Archives New Zealand. More recent material about local roading is held by the Franklin District Council.

- Fencing

A variety of different fence styles are indicative of the mixed use of the land within study area. Macrocarpa hedges, post and rail, and wire mesh fences are suggestive of the shelter and security required for livestock and horticulture. Fencing around residential sections tends to be less than 1.5 metres in height, allowing for largely unrestricted views into and beyond properties.

⁴⁴ An undated newspaper article in Alton Roulston's possession notes that 10 hands and a manager were employed at the dairy factory.

Settlements

- Streets

The pattern of streets, some real and some only rendered on maps and plans, reflects the early survey and land allocation of Pukekohe township. The street names [see Appendix 2] provide visible reminders of past owners, residents and activities on the site.

Waterways

The Whangapouri Stream runs on a northwest to northeast course through the site, having been filtered in the Belmont Road Pond and thence draining into Hickey's Dam. It is fed by a natural spring and is regularly dredged to prevent flooding.

Documents

- Council Records

Some local government material has been transferred to Archives New Zealand (see below).

Records currently held by FDC include:

- property files
- rates records
- information about local infrastructure such as water supply and roads (including plans, maps and an aerial photograph)
- rolls of electors, etc.
- Franklin Council Minutes.

The FDC minutes are not indexed: access is by date only. Access to the Council records is not promoted due to issues with storage and staffing.

- Government Records

Archway, Archives New Zealand's online database of government records, provides 81 hits when searching with the words 'Pukekohe West' and 4175 for 'Pukekohe'. Almost all of the material is held in Auckland, with just two items in Wellington.

The Archives New Zealand collection is not static, as government departments continue to close off files and selectively send them to be archived in compliance with the Local Government Act. Files currently in use are retained by the relevant government department.

Material held by Archives New Zealand includes information about:

- individuals, eg probate files
- companies eg registration and closure information
- provincial and central government land ownership and use, eg purchase of land for road and rail lines, education land etc
- public housing eg for railway workers
- official correspondence between Pukekohe residents with regard to land purchase and maintenance

See www.archway.archives.govt.nz

- Community Records, Books & Memoirs and Newspapers

Bookinopolis in Pukekohe has developed a Franklin History Collection, which includes many of the published histories and some archival material relevant to Pukekohe. What they do not hold can generally be accessed using interlibrary loan.

Bookinopolis also holds newspapers for the district going back to 1912, some of which are not held by any other library. The Alexander Turnbull Library has microfilmed 1912-1935 and a Bookinopolis project funded by a Lotteries grant in 2006 has seen the microfilming continued through to 1986. Since 1996 the library has been indexing current issues of the local newspaper, accessible only in the library.

Papers Past is another growing digitized collection of historic New Zealand newspapers.⁴⁵ Increasingly the material on this site is key word searchable, although the text has been produced using Optical Character Recognition (OCR) software that has not been manually reviewed or corrected, leading to some errors. The district's smaller papers are not represented, but the *Waikato Times* and some of the Auckland papers are, and there are 1212 hits for 'Pukekohe West' indexed at present, of which 534 references are for newspaper articles. More information can be extracted when searching by known dates of events. Hamilton City Libraries also has a card index to the *Waikato Times* available in their heritage collection.

- Photographs

Resources are held in national repositories, in regional institutions, and in the hands of individual residents and property owners.

Timeframes, the online database of heritage images from the Alexander Turnbull Library <http://timeframes.natlib.govt.nz/logicrouter/servlet/LogicRouter?OUTPUTXSL=about-timeframes.xslt>

Auckland War Memorial Museum Pictorial Collections
<http://www.aucklandmuseum.com/108/pictorial-collections>

Auckland City Libraries Heritage Images Online
<http://www.aucklandcitylibraries.com/getdoc/ecfa7745-937f-4c64-8ee4-f0266af11a59/Heritage-Images-online.aspx>

- Maps and Plans

Regionally significant collections of maps and plans are held by the following institutions:

- Archives New Zealand
- Auckland City Libraries
- Auckland War Memorial Museum
- Land Information New Zealand

District map and plan resources are located at:

- Bookinopolis, Pukekohe (Franklin History Collection)

Counties Power Consumer Trust archives include line maps that are of regional significance. These primarily cover the period 1920s-1960s, noting landowners and landmarks such as buildings.

⁴⁵ <http://paperspast.natlib.govt.nz/>

[illegible]

- Franklin County Council Plan Index

Note: The land surveying company, Madsen Lawrie Consultants Ltd, in Pukekohe hold a collection of maps and survey plans of the region dating back to the 1860s. Most of these are also held by LINZ, but in some respects they are easier to access, not least because they are close to the study area. The public is allowed access to the collection by appointment with Christine Madsen (not the company directly), ph. 238-9063.

- View corridors

25

Assessment of Effects

Opportunities

Implementation of the Structure Plan can serve to raise the profile of the area's heritage values through identification, protection and promotion activities, including signage, information pamphlets, and community archive activities.

Urban design strategies developed for the Structure Plan area can take account of its historical genesis and consider planning, design and planting actions that acknowledge the history of the area.

Threats

Disturbance and possible destruction of unrecorded archaeological sites could possibly eventuate from earthworks for new development in the Structure Plan area.

Site development could entirely wipe away all remnants of the historical landscape and thus sever links between past, present and future usage.



View to north-west corner of WERLA study area

Recommended Heritage Planning Actions

The Franklin District Plan and District Growth Strategy identify Pukekohe as a focal point for urban growth. The District Plan requires that Structure Plans are prepared as a precursor to subdivision and development.

Structure Plans provide the design principles and parameters and identify the constraints that will guide future development proposals. They provide a framework to ensure that potential positive effects are optimised and they identify where and in what form, particular controls might be necessary.

The approach that has been taken in this, and previous structure plans, is that preparation of the Plan has been informed by assessment of any matters of archaeological and heritage interest. Such an approach reflects Council's intentions as expressed in its draft Heritage Strategy but could usefully be reinforced by specific reference to these matters in Rule 54.4 of the District Plan.

The District Plan provides objectives, policies, rules, controls and assessment criteria that will guide development activity. In terms of Heritage, the emphasis is on the continued protection of identified Heritage Items. The Plan sets out the criteria that will guide the scheduling of additional heritage resources. Unless a heritage resource is scheduled, the Plan is light on protection and there appears to be little, if any, guidance on the protection of the archaeological resource. The Plan explains, however, that Structure Plans provide the opportunity to provide additional controls or assessment criteria for specific areas. Whilst this enables the heritage resource to be properly investigated and provided for in the context of Structure Plans, it does not extend to smaller scale or individual developments outside of Structure Plan areas.

So, in relation to Pukekohe West, the preparation of a Structure Plan provides the vehicle with which to respond and translate any findings in respect of heritage matters into specific provisions that will guide future development.

The Heritage Assessment recounts a story of occupation, confiscation, reconciliation and continued development in the wider locality since pre-European times. Archaeological assessment has not discovered any artefacts or remains on site yet there are elements in the landscape that tell a story of "Times Past", "Sense of Place" and Continuity", to use the terminology of the Heritage Strategy.

The Heritage Assessment has not found any specific item or area deserving of scheduling under the District Plan. Nevertheless, these elements are worthy of further examination in the preparation of the Structure Plan, to capture the story behind the site and utilise it to shape future development of distinction and identity.

These elements can be identified as:

Land use – the existing packhouse buildings occupy the site of the former dairy factory, an important thriving business in the early part of the 20th century and the likely workplace of occupants of the remaining villas and bungalows on Victoria Street. Zoning of all or part of the site occupied by the packhouse buildings for business use provides an opportunity to continue the historic land use as well as securing a mixed use environment reflecting urban design principles of co-locating homes and workplaces.

Street placement and names – Belmont Road and Factory Road in particular have a clear association with eminent local people and success stories that have underpinned the growth of the local economy and district identity. Retention of these two streets and their names would provide a framework and convention for the development of additional streets and their naming.

Density – Whilst it is unclear whether the elevated area to the north west of the site was ever of significance to iwi, the area does assume some prominence in the local landscape. Attention to density standards in any future development could recognise and accentuate the prominence of this part of the site by a more generous minimum lot size and provisions that might also enable the retention of the mature trees and hedging that define the landscape.

Open Space – The long established use of parts of the site as a stud farm have retained open pasture with boundary hedging. The opportunity should be taken to consider how parts of these historic elements could be retained and utilised in meeting the open space and recreational needs of future residents and the wider community.

Archaeology – the gentle landform is a characteristic feature of the Franklin landscape and has been utilised and reinforced by historic land use activities and the local street pattern. The Structure Plan should adopt the principle of a minimal approach to earthworks and disturbance but should also ensure that provisions remain to enable the investigation and recording of any artefacts or features discovered during earthwork operations.

Conclusion

The Pukekohe West Structure Plan can provide the platform for a number of heritage identification and promotion actions that will help to foster a sense of place and identity for the area in the years to come. The history associated with this part of Franklin District is one that tells of both pioneering success and tangata whenua loss and reconciliation. The farming of crops, dairy cattle and racehorses has had a major influence on the landscape over the last 130 years or more. In future that influence will be muted by residential growth but the story can be passed on to future residents and savoured by all those with a connection to the land and its people.



Aerial view of south-west Pukekohe showing market garden paddocks and WERLA boundaries.

Acknowledgements

Local landowners and residents:

John Rush
Alton Roulston

Susan Russell, Pukekohe Library Manager, Bookinopolis Franklin District Library Trust
Celeste Robberts, Hosken & Associates Ltd, Papakura
Auckland City Library staff



former Roulston house, Belmont Road (c.1960) – site of original James Roulston dwelling

Appendix 1: Pukekohe West Heritage Timeline

Pre-1840	Maori settlement and cultivation
1842	Land enters government ownership and is set aside for colonial settlers
1855	European settlement of Pukekohe area begins
1863/4	Waikato War fought
1864/5	Arrival of settlers on <i>Maori</i> and <i>Ganges</i> and other settler ships from UK and South Africa
1875	Pukekohe linked to Auckland by rail
1884	Dairy factory opened [12 January]
1905	Pukekohe made a town district
1912	Pukekohe designated a borough
1923	Dairy factory burns down
1926	White New Zealand League established in Pukekohe
1926/7	Central Indian Association formed
1942	Chinese Growers' Federation established in Pukekohe
1942-44	US military personnel camped in Pukekohe
1951	Population of Pukekohe numbers 3,647
1965	Centennial of Pukekohe township observed
2006	Population of Pukekohe reaches 22,299
2008	WERLA West End Structure Plan is developed

Appendix 2: Pukekohe West End Street Names and their origins

Adams Road South – likely named for Thomas Adams, who arrived aboard the *Maori* with his wife Rebecca and 6 children in December 1864. Adams was 32 years of age at the time and his occupation was given as shoemaker.

Belmont Road – named for James Roulston's farm and winning race horse

Factory Road – named to identify the location of the Pukekohe & Mauku Cheese and Bacon Company factory built in 1883

Jutland Road – named for the Battle of Jutland that occurred during WWI (31 May - 1 June 1916) between German and British naval vessels. Road may date from c.1921, see Auckland Museum Streets Index, which includes a reference to the *Franklin Times* of 3 November 1921

Maxwell Road – paper road possibly named for W. Maxwell, an early Pukekohe landowner

McNally Road – Robert and Ann Jane McNally were passengers aboard the *Ganges*

Pollock Road - named after the Pollock settlement, established by a group of passengers from the *Ganges* who were all Presbyterian Scots from Pollok Shaws, near Glasgow

Princes Street – likely a corruption of Princess Street, named for Princess Alexandra, wife of the future Edward VII. Originally McShane's Road, possibly named after James and Ann McShane, early settlers who traveled on the *Ganges*

Rifle Range Road – presumably descriptive of a former use of the land in this area

Victoria Street – named for Queen Victoria of Great Britain and Ireland (1819-1901)



Appendix 3: Franklin District Plan Criteria for Scheduling Cultural Heritage Resources

8.2 CRITERIA FOR SCHEDULING CULTURAL HERITAGE RESOURCES

The Council will use the following criteria for inclusion in the District Plan (Schedule 8.A) of buildings, places, trees, objects or any other resource having heritage value or potential:

- a. The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.
- b. The community association with, or public esteem for, the place or resource.
- c. The potential of the place or resource for scientific interest and public education.
- d. The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.
- e. The symbolic or commemorative value of the place or resource.
- f. The importance of identifying historic places or areas known to date from early periods of Franklin's and/or New Zealand's settlement.
- g. The importance of identifying rare types of historic places or resources.
- h. The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.
- i. The significance of the place or resource to Tangata Whenua.

Appendix 4: draft Franklin District Heritage Strategy thematic assessment framework [July 2008]

Land and People

The natural inheritance of Franklin – pre human era
The site of Franklin
The people of Franklin
Settlement Patterns [networked Pa settlements]
Historic land uses

Water and People

Transport
Industry
Food 'basket'
Manukau Harbour / Waikato River / Tasman Sea / Awhitu dune lakes / Springs / wetlands/ Firth of Thames
Recreation

War

Land Wars
Redoubts
Defensive Pa
Buffer Pa
Crown Confiscations
World War 1
World War 2

The Built Form

Planning the District
Public open spaces, gardens and trees
Residences
Buildings for commerce and governance
Marae [Maori communities centred around marae]

Industry and Commerce

Flax Industry
Clearance of Lowlands
Farming & Cultivation [Nga mara, old remnant Maori gardens]
Extraction – timber, metal, limestone
Production – Steel Mill
Shops and shopping
Tourism
Professional and trade services

Infrastructure

Transport [waka routes / ara hikoi]
Communications
Utilities and Services – Hunua Catchment
Energy

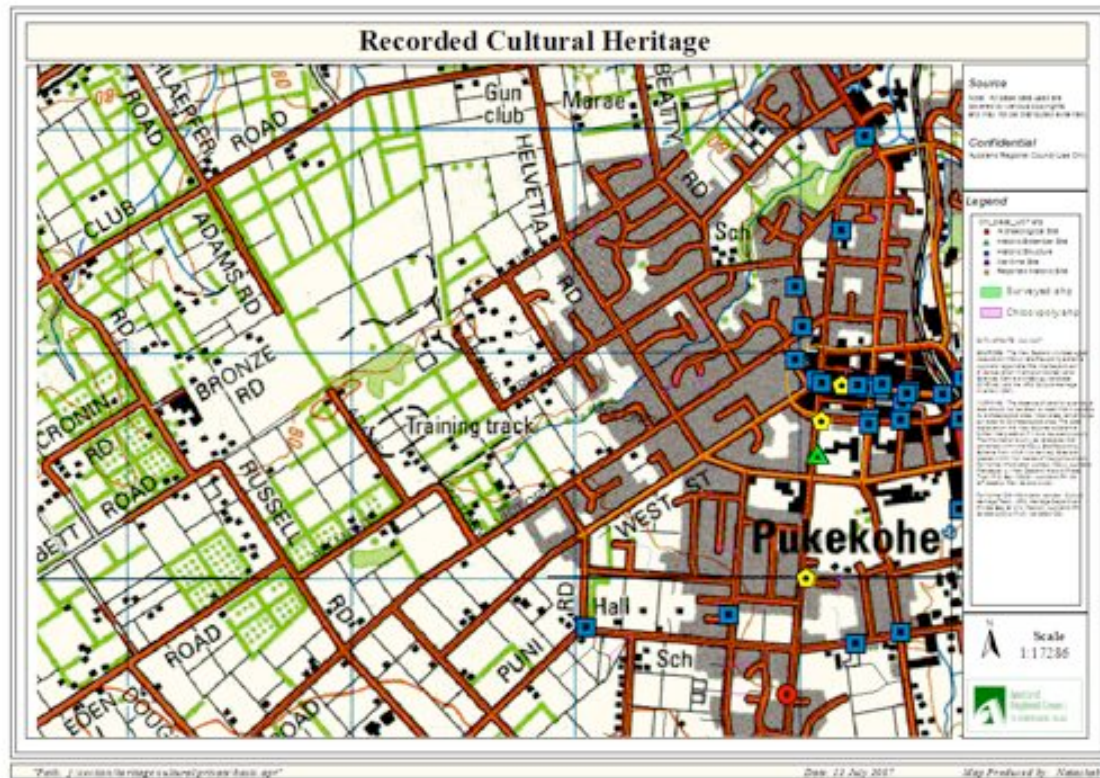
Governing and Administration

District Administration
The ad hoc authorities
Province and Region
Justice, law and order
Public participation

Life in the District

Political life
Religion and the Churches
Education
Family life
Arts and Culture
Entertainment
Sport and Recreation
Health, hospitals and related institutions
Maori community – Hui / tangi
Kingitanga – Poukai / Koroneihana

Note: There are no historic heritage resources indicated on the ARC CHI within the West End study area.



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'The camps - US Forces in New Zealand', (Ministry for Culture and Heritage), updated 28-Jun-2007, URL: <http://www.nzhistory.net.nz/war/us-forces-in-new-zealand/the-camps>

Attachment:

Proposed Plan Change, West End, Pukekohe:
Archaeological Assessment

Report prepared for
West End Residents and Landowners Association

By
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October 2007

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Introduction

Project Background

A Plan Change is proposed for an area of land to the west of Pukekohe township (Figure 1, Figure 2). The area is located mainly to the north of Victoria St West, but a small part of the project area extends south of the road. The proposed plan change zone is made up of 57 areas with some 42 separate owners and covers a total area of 70.8106 hectares.

An archaeological assessment of the proposed plan change area was requested by Nigel Hosken of Hosken & Associates Ltd on behalf of the West End Residents and Landowners Association to establish whether future development of the area has the potential to impact on archaeological values. This report will form part of the required assessment of effects accompanying the Plan Change application. Recommendations are made in accordance with statutory requirements.

Methodology

The New Zealand Archaeological Association (NZAA) site record file was searched to determine whether any archaeological sites had been recorded on or in the immediate vicinity of the plan change zone. Literature and relevant to the area was consulted.

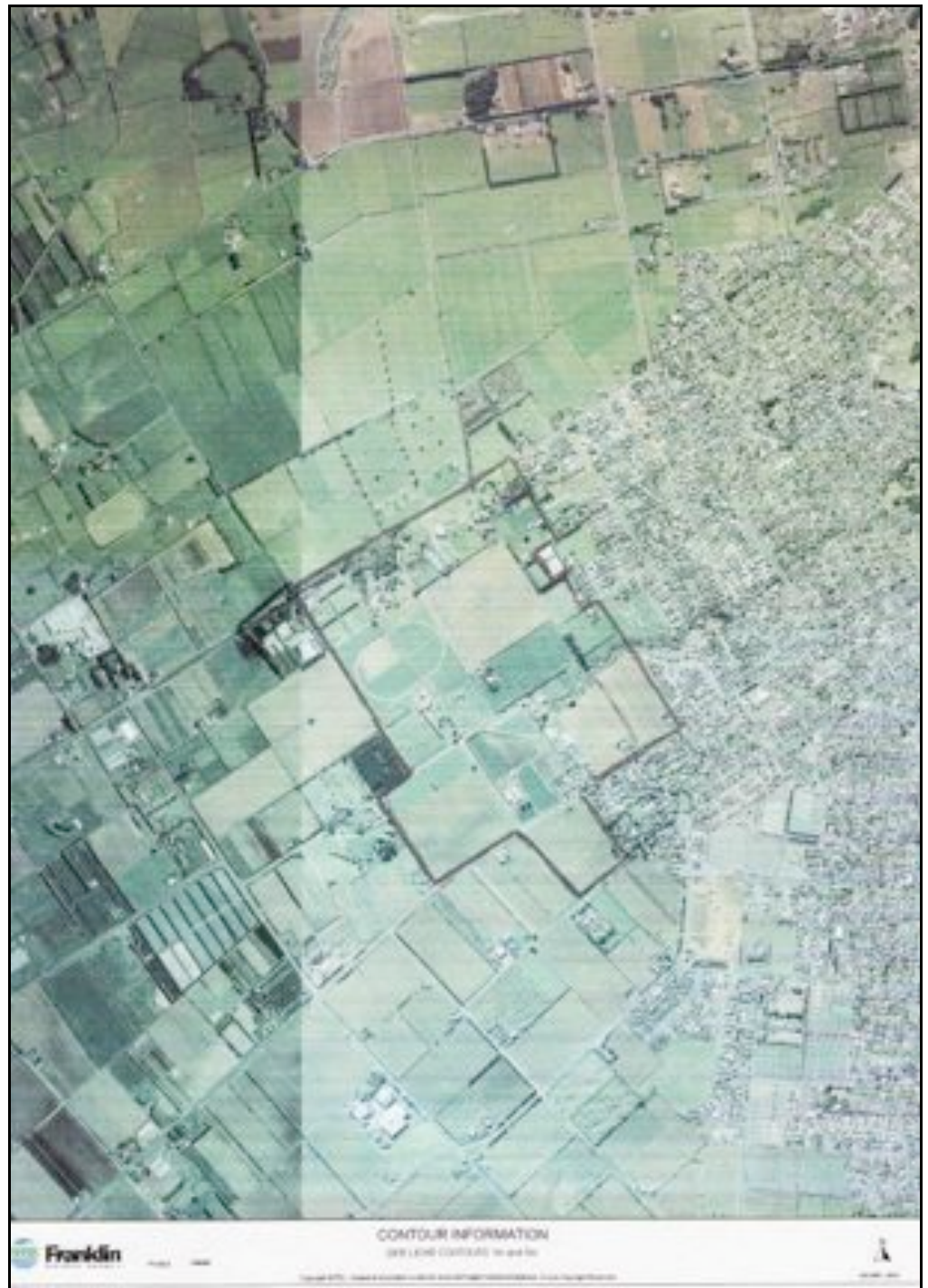
A visual inspection of the property was conducted on 3 October 2007. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape, or indications of 19th century European settlement remains). Photographs were taken and reference made to a contour map and an aerial photograph.

Figure 1.
Location map
(area of
proposed plan
change
outlined in
blue)



Continued on next page

Figure 2. Aerial view of plan change area



Results

Background

No archaeological sites had previously been recorded within the plan change area, nor were any sites recorded nearby.

The West End project area is located in the general vicinity of a number of Land War sites (Figure 3). European settlers and Kingite Maori had a confrontation at the Pukekohe East church in 1863, as a result of the forced evictions of 'unfriendly' Maori from Manukau, Papakura, Patumahoe, Tuakau, and other districts including Pukekohe (Cowan 1983 [1]:252). However, no sites relating to the Land Wars have been identified within the plan change area.

Figure 3.
Military posts
and scenes of
engagement
1863 (after
Cowan, J.
[1]:307) in the
vicinity of
Pukekohe



Continued on next page

Field Survey

Much of the plan change area is presently under market gardening, and has been for some time, with large tracts of land under crops (Figure 4) or in preparation for planting (Figure 5). An area along Adams Road South is a training track with horse paddocks under pasture (Figure 6). Other locations of interest within the area consist of housing along Victoria Street West, a factory in Factory Road, and glasshouses (Figure 6) along the northwestern boundary. Areas checked for archaeological indications included exposed stream and drain banks (Figure 7).

The landscape is generally flat apart from two high areas along the northeastern and northwestern corners of the project area (Figure 8), which were considered to have some potential for Maori settlement, being located above the rich horticultural land. Currently these higher areas contain low density housing. The main concentration of housing in Pukekohe lies immediately adjacent to the eastern boundary of the project area (Figure 2).

No locations within the project area indicated any Maori or early European archaeology. Either there were no sites in this area or archaeological remains have been destroyed by the intense market gardening practices carried out over many years.



Figure 4. Crop cultivation: potatoes (left) and peas (right)

Continued on next page

Figure 5.
Ground
preparation for
planting



Figure 6. Horse paddock and training track (left); glasshouses and nursery (right)



Figure 7. Watercourse below onion field (left); drainage cutting (right)

Continued on next page

Figure 8.
Contour Map
showing West
End project
location (after
Franklin
District
Council)



Discussion and Conclusions

Summary of Results

No archaeological sites had previously been recorded in or near the plan change zone, and none was identified during the survey. The area has been extensively modified by market gardening and if any sites had been present formerly they would have been modified or destroyed in the process.

Significance

The plan change zone has no known archaeological significance.

General Considerations

This is an assessment of archaeological values and does not include an assessment of Maori values. Such assessments can only be made by the tangata whenua.

It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

Effects

Development of the area following a plan change will have no effects on known archaeological sites, as none were identified in the area and it is considered unlikely that any will be present.

However, if subsurface archaeological remains are exposed by future development any impacts can be mitigated under the provisions of the Historic Places Act.

Historic Places Act

In addition to any requirements under the RMA 1991, the HPA 1993 protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by the New Zealand Historic Places Trust.

An archaeological site is defined by the HPA 2(a)(i) and 2(b) as: 'any place in New Zealand that was associated with human activity that occurred before 1900, and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand'.

Continued on next page

***Historic Places
Act, continued***

Authorities to modify archaeological sites can be applied for either under Section 11, in respect to a particular site or sites, or under Section 12, for all sites that may be present within a specified area. Applications made under S12 require approval by the Maori Heritage Council of the Historic Places Trust. The tangata whenua should be consulted regarding applications to modify or destroy archaeological sites which have Maori cultural associations.

Note that about 4 months should be allowed for the processing of authorities, which includes a statutory stand down period of 15 working days before an authority can be exercised.

Recommendations

***It is
Recommended:***

- That there should be no constraints on the proposed plan change on archaeological grounds, as no archaeological sites are known to be present and it is considered unlikely that any will be exposed during future development.
 - That if sub-surface archaeological evidence should be unearthed during future development (e.g. intact shell midden, hangi, storage pits relating to Maori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.
 - That if modification of an archaeological site does become necessary, an Authority to modify an archaeological site must be applied for under Section 11 of the Historic Places Act 1993 and granted prior to any further work being carried out that will affect the site. *(Note that this is a legal requirement).*
 - That in the event of koiwi (human remains) being uncovered, work should cease in the immediate vicinity and the tangata whenua, Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.
 - That since archaeological survey cannot always detect sites of traditional significance to Maori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.
-

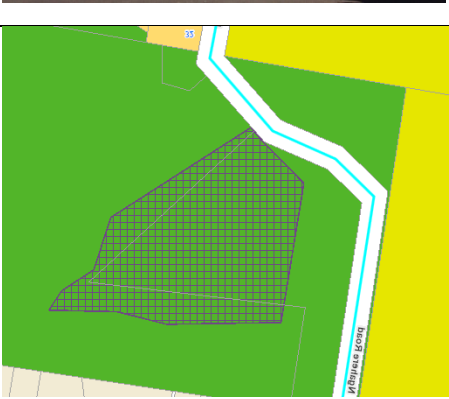
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New Zealand Archaeological Association Site Recording Scheme.

Appendix 4: Scheduled historic heritage places

Scheduled historic heritage places outside the FUZ					
ID	Address	Place Name	Category	Significance Criteria	Photo (from Council files)
01502 <i>(ALSO LISTED WITH HERITAGE NZ)</i>	95 Runciman Road, Pukekohe	Pukekohe East Presbyterian Church <i>(This place also includes a graveyard and burials)</i>	B	A,B,C,D,F,G,H	
02235	59 Ward Street, Pukekohe	Nehru Hall	B	A,B,F	
01547	Opposite 567 Buckland Road, Buckland	Buckland War Memorial Monument	B	B,G	
02733	801 Paerata Road, Paerata	W.H. Smith Memorial Chapel (includes interior) <i>(*New place - included as a scheduled historic heritage place via the recent SHA process)</i>	B	A,B,E,F,G,H	
01557	Rooseville Park, Ngahere Road, Pukekohe	Rooseville Park	B	D	

Note:

-There are currently no scheduled historic heritage places located directly within the Future Urban Zone.

-The five places above are located within close proximity (ie: within 500 metres) and therefore form part of the immediately receiving environment to FUZ land, which has the greatest potential to be impacted upon.

-The above list is derived from Schedule 14 of the Auckland Unitary Plan – Operative in Part. Schedule 14 should be directly consulted in relation to additional scheduled historic heritage places in the wider Pukekohe area.

Appendix 5: Recorded archaeological sites

Recorded archaeological associated sites within and close to the study area (Future Urban Zone)			
Database recorded	ID	Place/site name	Notes
NZAA	6236	Midden	R12/249
NZAA	6263	Midden	R12/281
NZAA	2082	Findspot	R12/282
NZAA		Findspot	R12/283
CHI	17026	Wesley College Camp	
CHI	17029	Helvetia Military Camp No. 1	
CHI	17030	Helvetia Military Camp No. 2	
CHI	17032	Helvetia Military Camp No. 5	
CHI	14978	World War II Memorial Plaque	
CHI	16761	Former Burtts Homestead/Glenconnel	
CHI	16762	Te Manunu-a-tu/Paerata Bluff Fortified Pa	
CHI	1787	Flour Mill (suspected)	
CHI	14981	Paerata Railway Station Site	
CHI	20174	Wesley College fire station/shed	
CHI	17020	Camp Paerata (military)	
CHI	15975	Site of former Whyte's Butcher Shop	
CHI	7078	Find spot adze	

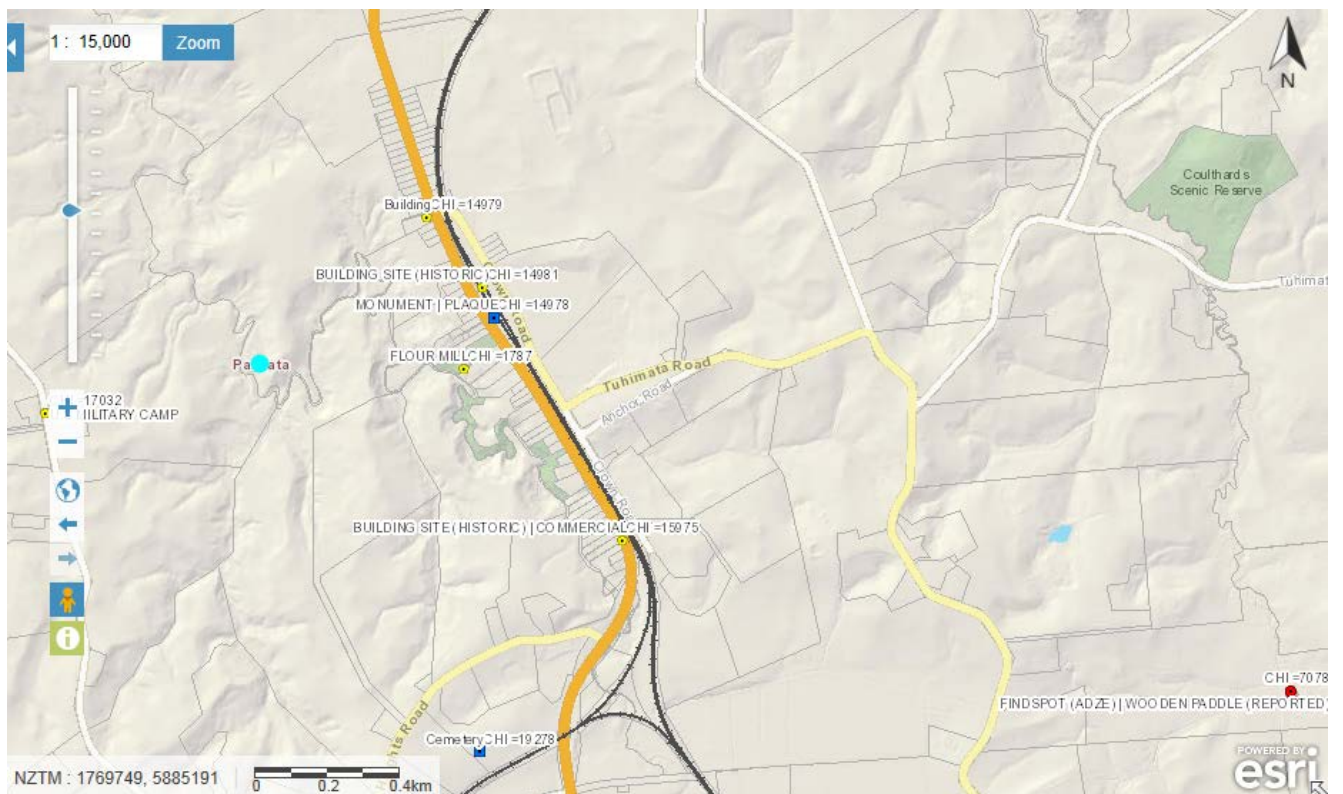
Note:

- The above list is derived from the Cultural Heritage Inventory (CHI). This list addresses recorded sites in and around the study area which appear to have potential archaeological interest, or which now have intangible heritage values.

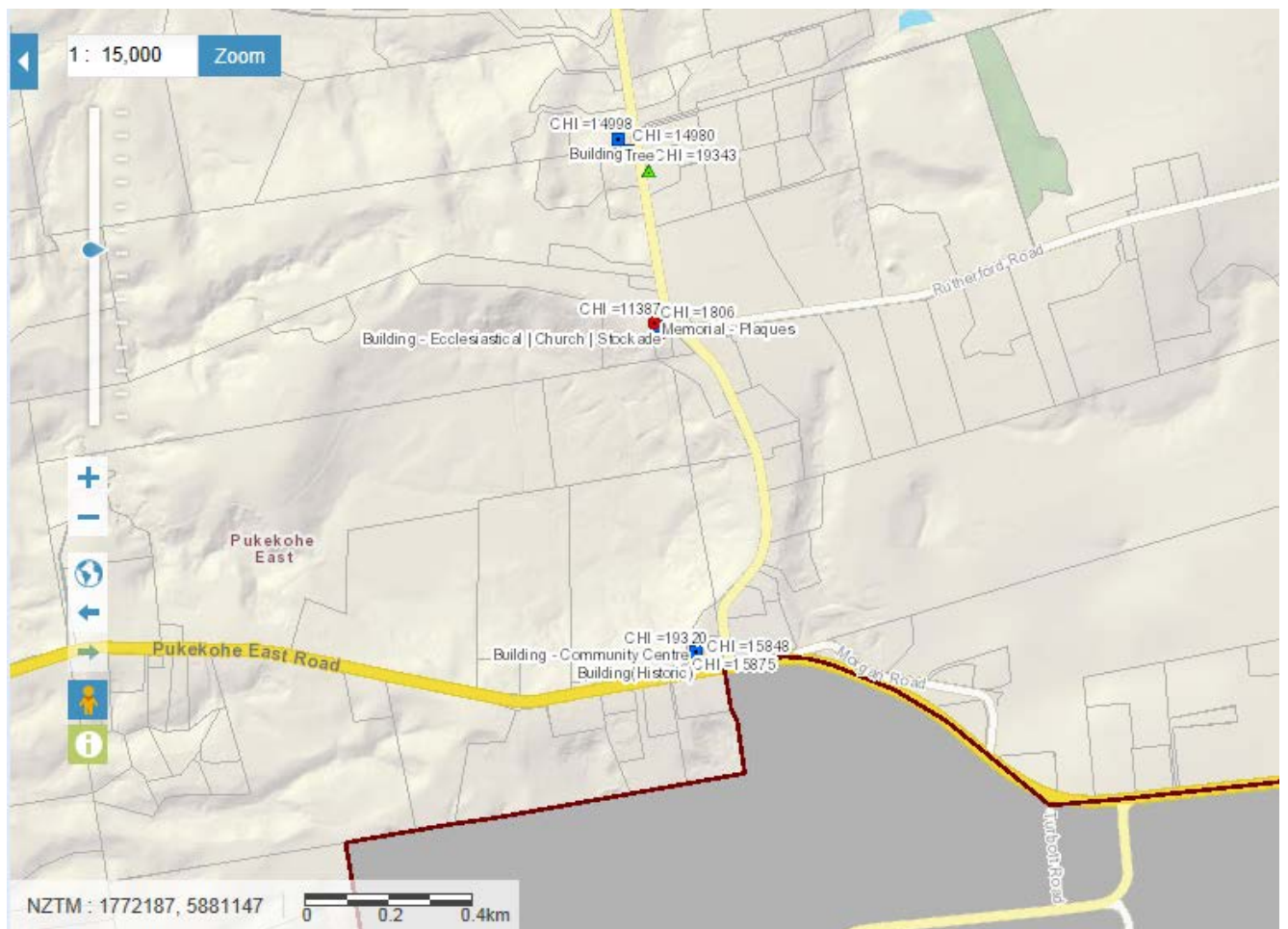
Appendix 5 (continued): Places recorded in the Cultural Heritage Inventory

Key:

CHI Place	
Archaeological Site	●
Hayward and Diamond	■
Historic Botanical Site	▲
Historic Structure	■
Maori Heritage Area	●
Maritime Site	●
Reported Historic Site	■

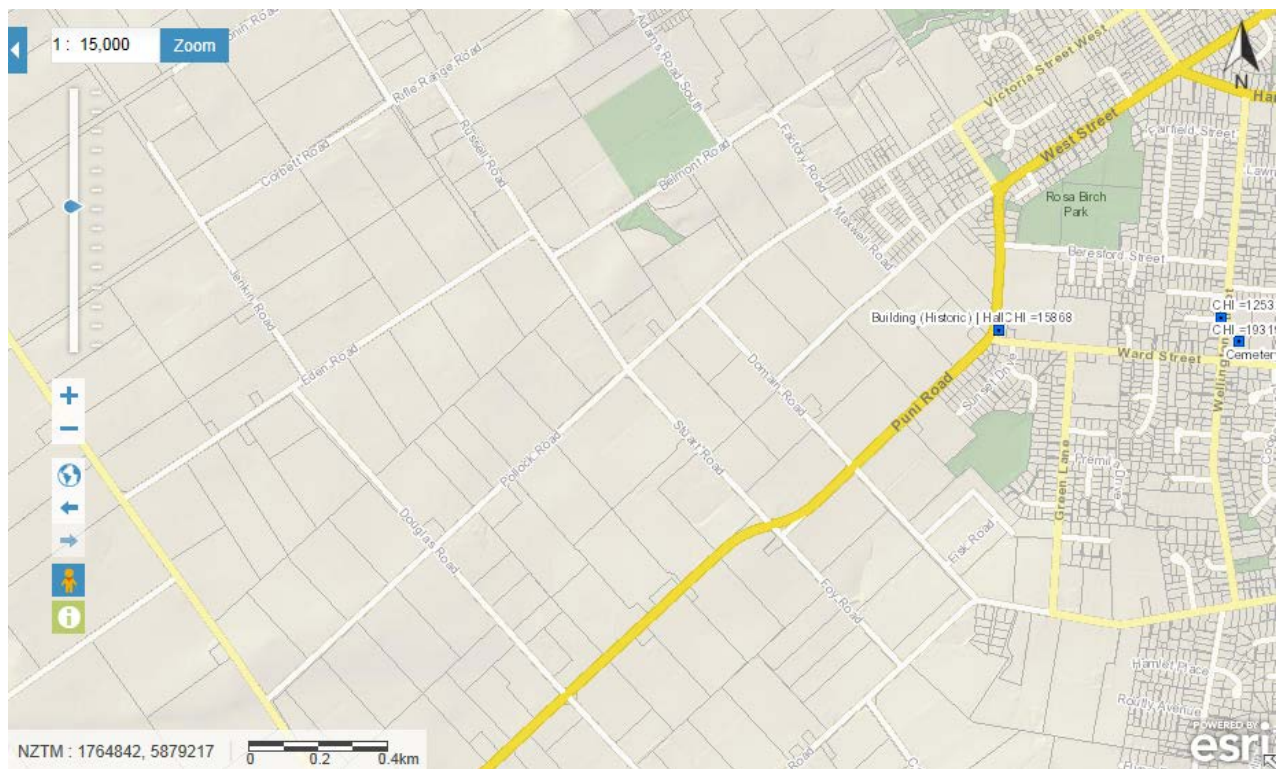


Places recorded in Paerata. Auckland Council GIS, February 2017.



Places recorded in Pukekohe East. Auckland Council GIS, February 2017.





Places recorded in Puni Road area. Auckland Council GIS, February 2017.

Appendix 7: References

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Electronic sources

ArchSite

Auckland Council Heritage Unit Files

Auckland Council Geomaps

Auckland Council list of places proposed for scheduling

Cadastral Pre-300,000 Plan Index

Cultural Heritage Inventory

Heritage Images Online

Heritage New Zealand Pouhere Taonga List

Google Streetview