



# APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH

## SCHED1- HH – Historic Heritage

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## HH-01: Arapuni Suspension Bridge



Date of Photograph: 29/10/2008

### Location and Zoning Information

Address	Arapuni Domain
Current Owner	Mercury Energy Limited
Legal Description	
Zoning	SPZ-ELG
Valuation Number	0541223500
Google Maps Link	<a href="#">Lat:38.070629, Long:175.644805</a>

### Architecture

Date of Construction	1925-1926
Materials	Concrete anchors and foundation; One concrete tower and one steel; steel cables; suspender rods and angles; timber joists & wooden decking. (HNZPT) 480-500 ft long. 320ft east end, 274ft west end above sea level.
Architecture/Engineer/Builder	Architect: Armstrong, Whitworth & Co Ltd (Newcastle) Builder: David Rowell & Co. Ltd of Westminster, UK. (HNZPT)
Condition	Good condition and high level of integrity. (HNZPT). Signs on the bridge limit the number of people crossing at any one time. Mercury Energy undertakes regular condition assessments, and reserves the right to close off the bridge for safety or maintenance reasons. (Mighty River Power, Feb 2001).

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Original Site Recommendation	HNZPT Ref: 4168. Heritage Advisor, HNZPT. Additional information can be found in "The History of Arapuni" I.J. Southward.
Current Use	Recreation Suspension Bridge - pedestrian access. Enables view of Arapuni Powerhouse and electricity generation site.

### Statement of Significance

(1 Historical) - was associated with events, persons or ideas of importance in South Waikato history. Powerhouse associated with first state built hydro dam on Waikato River. Public works. (3 Community Association) - has important community association and public esteem, used by workers to gain access to powerhouse (and associated infrastructure) construction site. (6 Educational) - has the potential to educate public about the history of South Waikato, item on a heritage trail, school programme potential, study of technology. (9 Technological) - is an important example of construction using particular construction methods, was important in the development of technology, technological innovation or technological processes, ancillary structure that supported NZ's largest civil engineering project. Possibly shipped prefabricated. (11 Context) - forms part of a wider historical and cultural complex, Arapuni Power Station and township. Visual aspects that relate to history and setting. (13 Integrity) - has a good level of integrity, good condition, no additions or major alterations and an addition based on advice from HNZPT concerning these alterations.

### District Plan Rules

Demolition -NC. Protection focus - 1, 6, 9 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access –CON -Refer to HH-R2. Other Additions/Alterations –DIS. Protection focus - 9, 11 and 13.

Repair of the Structure – PER. Refer to HH-R1. Protection focus - 6, 9, 11 and 13. Building Materials Rule: If repair of the structure is proposed theatricals used for the exterior walls and elements should be similar in type, dimensions and profile as the existing fabric of the *building*. Design Rule: Repair or replication work should match the existing design and profile of the element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 6, 11 and 13.

Internal Changes - Not applicable.

Relocation - DIS. Protection focus - 6, 11 and 13. Mitigate the effects by 1) Consultation with the community, and/or consultation with Iwi or special interest groups, 2) Relocate to a similar setting, 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a *building* is located is an 'archaeological site' and the *building* is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.



## History

Pedestrian bridge for use in association with dam construction. The suspension bridge has a span of 152m across the Arapuni Gorge one mile from the dam. Deck 1.2m wide and descends at a grade of 1 in 10 from the eastern bank of the river. The deck is approximately 50m above the water. It is an important ancillary structure to what was New Zealand's largest civil engineering undertaking at the time. Structure likely to have been shipped prefabricated from England and erected by British Contractors, Armstrong Whitford. It connected "Top Camp", eventually to become the permanent township of Arapuni, with the western side of the gorge. Top Camp accommodated workers employed on the construction of the spillway, power station, penstock and outdoor station. The bridge still provides essential access between Arapuni and the Hydro Electric installation. (HNZPT). In 1926, a pipe suspension bridge was constructed to convey water to the construction site, for access to the site by workers. The bridge still carries a water pipe that conveys potable water to the outdoor switchyard. The bridge also carries communications cables. (Mighty River Power, Feb 2001).

## Additional Photographs



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## HH-02: Arapuni Power House



Date of Photograph: 29 October 2008

### Location and Zoning Information

Address	Powerhouse Rd, Arapuni
Current Owner	Mercury Energy Ltd
Legal Description	
Zoning	SPZ-ELG
Valuation Number	0541223500
Google Maps Link	<a href="#">Lat:38.070914, Long:175.643912</a>

### Architecture

Date of Construction	1924 - Completed 1929
Materials	Steel frame reinforced concrete walls. Galvanised steel frame windows glazed with glass at least 21lbs per sq ft. Roof flat concrete slab to 100lb per sq. ft. Generator floor mass concrete, others reinforced concrete. (HNZPT).
Architecture/Engineer/Builder	F.W. Furkett, Engineer-In-Chief. Frederick Templeton Manheim Kissel - Engineer. Builder: Sir William G. Armstrong, Whitworth and Co. Ltd of Newcastle-On-Tyne 1924-Dec 1927. NZ Public Works Department Dec 1927-1929, (HNZPT)
Condition	Good condition and high level of integrity. (HNZPT). Extensions (new superintendent's office of reinforced concrete and roof waterproof) commenced Aug 1934, completed 1938. Further units commissioned 1945.

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	(HNZPT). Security fencing limits access to the site. No particular protection other than routine building maintenance. (Mighty River Power, Feb 2001).
Original Site Recommendation	HNZPT Ref: 4376. Heritage Advisor, HNZPT. Additional information can be found in "The History of Arapuni" I. J. Southward.
Current Use	Hydro-electricity generation

### Statement of Significance

(1 Historical) - was associated with events, persons, organisation, institutions or ideas of importance in South Waikato history, Chief Engineer FW Furkett; availability of public power; dairy industry links. Powerhouse associated with first state built hydro dam on the Waikato River, public works. Reflects important or representative aspects of South Waikato and New Zealand history, hydroelectric power scheme in NZ. (6 Educational) - has the potential to educate public about the history of South Waikato, item on a potential heritage trail, school programme potential - study of technology. (9 Technological) - was important in the development of technology, technological innovation or technological processes, constructed in two parts, designed so the generation capacity could be expanded up to eight generators. (11 Context) - forms part of a wider historical and cultural complex, Arapuni Power Station and Township. (13 Integrity) - has a good level of integrity, good condition. No additions or major alterations.

#### District Plan Rules

Demolition - NC. Protection focus - 1, 6, 9 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 6, 9, 11 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design rules: 1. The overall visual character/shape of the original *building* should be identifiable. The addition should not dominate the existing *building*. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with the structures historic character, use, rarity, landmark values, and craftsmanship etc. i.e. façade, exterior walls, openings, landscape and any other special elements identified in the HBD. c) Building Materials Rule: If repair of the *buildings* is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 6, 9, 11 and 13. Building Materials Rule: If repair of the *buildings* is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the *building*. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 6 and 13.

Internal Changes - PER. Protection focus - 1 and 9.

Relocation - DIS. Protection focus - 1, 11 and 13.

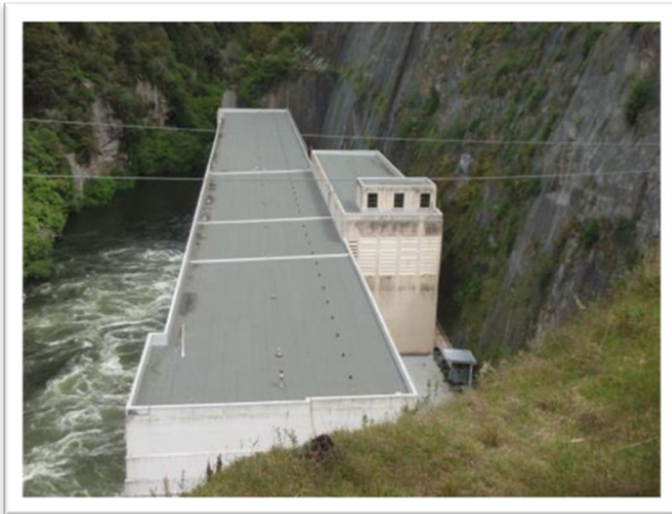
Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand

Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a *building* is located is an 'archaeological site' and the *building* is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

First state built hydro dam on Waikato River. For many years New Zealand's largest dam at 157,000KW. Length 136.33m width 22.87m, tailrace water level to roof 21.96m. The Arapuni complex (Dam, Powerhouse & associated works) was of an unprecedented magnitude in New Zealand engineering. Public doubts were raised about the Public Works Department ability to undertake the project. In the end the Department's layout and design were adopted but overseas contractors, Armstrong, Whitford & Co Ltd, carried out construction. Powerhouse was constructed in two parts - the north end of the *building* between 1924 and 1929, and the south end was added between 1934 and 1946. (Mighty River Power Feb 2001). The first electricity from Arapuni was delivered on 4 June 1929. Power generation was stopped in 1930 when damage to the station was sustained as a result of significant rock movement. Remedial works were carried out by the Public Works Department and the generation of electricity resumed in April 1932.(HNZPT).

## Additional Photographs





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## HH-03: Arapuni Dam



Date of Photograph: 29/10/2008

### Location and Zoning Information

Address	Arapuni Rd, Arapuni
Current Owner	Mercury Energy Ltd
Legal Description	
Zoning	SPZ-ELG
Valuation Number	0541223500
Google Maps Link	<a href="#">Lat:-38.082369,Long:175.639177</a>

### Architecture

Date of Construction	1924 - 1929
Materials	Curved gravity dam; reinforced concrete, foundations excavated 9.1m below the river bed.
Architecture/Engineer/Builder	F.W. Furekett, Engineer-In-Chief. Engineer: Frederick Templeton Manheim Kissel (1881-1962). Builder: Sir William G. Armstrong, Whitworth and Co. Ltd of Newcastle-On-Tyne 1924-Dec 1927. NZ Public Works Department Dec 1927-1929.
Condition	Good condition and high level of integrity. (HNZPT). Height from bottom of foundations to roadway 64.05m. Maximum thickness at base 52.15m. Length at crest 93.64m. Total concrete in dam 155,000 tons. Erection of 2.0m fence to existing balustrade on the downstream side of dam in 2001. (HNZPT). A locked fence limits access to base of the dam. Dam safety is reviewed every 5 years as part of Mighty River Power's dam safety management programme. Mighty River Power monitors groundwater levels, pressures and drainage flows in and around the



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	dam. The company follows the guidelines of the NZ Society of Large Dams. A gas pipeline runs along the downstream face of the dam. (Mighty River Power, Feb 2001).
Original Site Recommendation	HNZPT Ref: 4154. Heritage Advisor, HNZPT. Additional information can be found in "The History of Arapuni" I.J. Southward.
Current Use	Hydro-electricity generation

### Statement of Significance

(1 Historical) - was associated with events, persons, organisation, institutions or ideas of importance in South Waikato History, Chief Engineer FW Furkett. Reflects important or representative aspects of South Waikato and New Zealand history, hydro electric power scheme in NZ, first state hydro dam on the Waikato River, public works. (6 Educational) has the potential to educate public about the history of South Waikato, item on a potential heritage trail, school programme potential/study of technology/engineering. (9 Technological) - was important in the development of technology, technological innovation or technological processes, unprecedented engineering project, scale larger than anything attempted before, geological problems had to be solved. (11 Context) - forms part of a wider historical and cultural complex, Arapuni Power Station and township. (13 Integrity) has a good level of integrity, good condition, no additions or major alterations.

### District Plan Rules

Demolition - NC. Protection focus - 1, 6, 9 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 9, 11 and 13.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 9, 11 and 13. Building Materials Rule: If repair of the *buildings* is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the *building*. Design Rule: Repair and replication work should match the existing design and profile of the element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 9 and 13.

Internal Changes - Not applicable.

Relocation - Not applicable.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a *building* is located is an 'archaeological site' and the *building* is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

The Arapuni complex (Dam, Powerhouse and associated works) proposal was of an unprecedented magnitude in New Zealand engineering. Public doubts were raised about the Public Works Department ability to undertake the project. In the end the Department's layout and design were adopted but overseas contractors, Armstrong, Whitford & Co Ltd, carried out construction. The first electricity from the dam was delivered on 4 June 1929. Power generation was stopped in 1930 when damage to the station was sustained as a result of significant rock movement. The geology of the site was not well understood and in 1930, following the filling of dam, water under pressure invaded the fractured rhyolitic breccia of the gorge walls, causing significant movement of the rock, and damage particularly to the powerhouse. The station was closed down and the lake level was lowered. Remedial work carried out by the Public Works Department including extensive concrete grouting of the abutment and foundation rock, sealed off the water and the rock largely returned to its original state, and structural damage to the power station was repaired. Generation of electricity resumed in April 1932. (HNZPT).

## Additional Photographs



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## HH-04: Bake House – Dairy



Date of Photograph: 25/08/2008

### Location and Zoning Information

Address	12 Kinloch Rd, Lichfield Located behind main house
Current Owner	JA & MA McCarthy
Legal Description	Pt Lot 2 DP 34725 Blk X Patetere Nth SD
Zoning	Rural Lifestyle Zone
Valuation Number	0541304200
Google Maps Link	<a href="https://www.google.com/maps/place/38.101283,175.814227">Lat:-38.101283, Long:175.814227</a>

### Architecture

Date of Construction	circa 1884
Materials	Rectangular structure with hipped roof. Walls made of local Volcanic Tuff (Hinuera Stone); roof is corrugated iron. (NZHPT).
Architecture/Engineer/Builder	Unknown
Condition	In very poor condition. Stonework damage. Roof requires repairing. <i>Building</i> overgrown with rampant climbing plant. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4237. Heritage Advisor, HNZPT and A. Simmons.
Current Use	Farm storage shed

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### Statement of Significance

(1 Historical) - dates from periods of early settlement in South Waikato, (ca 1880-1885) and reflects important or representative aspects of South Waikato history. Represents a planned community; Thames Valley Land Company's planned town, Lichfield. Associated with the large homestead of Mr A Holcombe. Homestead has burnt down; the Bakery/Dairy marks the homestead site. Bake house/Dairy is an important example of construction using particular material, example of local construction using a Waikato stone type as a construction material. (6 Educational) - has the potential to provide knowledge of the South Waikato and New Zealand history, and has the potential to educate the public about the history of South Waikato. Potential heritage trail/school programme - example of an early Lichfield building; remains of a homestead complex; unusual farm factory combination of a bake house and dairy in the same building; is a building constructed from Hinuera Stone/local material. (7 Archaeological Pre 1900) - the site is protected under the Historic Places Act and has the potential through archaeological investigation to provide information about New Zealand and the South Waikato District history. (10 Architecture) - an example of the use of a particular building material, Hinuera stone. (12 Rarity) - is rare type of historic place; an unusual combined use in one building, i.e. a bake house and dairy (not aware of other examples of a building in NZ that had a combined functional use as Bake house/Dairy combined - A. Simmons pers comm.).

### District Plan Rules

Demolition - DIS. Protection focus - 1, 6 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal. To mitigate the loss of a rare *building* type - Bake house/Dairy - emphasis should be placed on recording how the *building* operated as a Bake house/Dairy and recording any internal or external features that relate to use.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2.. Other Additions/Alterations - DIS. Protection focus - 6, 10 and 12. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1. The overall visual character/shape of the original *building* should be identifiable. The addition should not dominate the existing *building*. 2. New work should be restricted to the rear of the *building* and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the Bake house/Dairy that should be retained are those elements associated with its historic use as a rare type of *building*, i.e. exterior walls, openings to the Bake house and Dairy, Bake house chimney, and any other elements identified in the Historic Building Documentation. c) Building Materials Rule: The new work (addition) does not need to be constructed in Hinuera stone.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 10 and stone. If repair of the *buildings* is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the *building*.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 3 and 6

Internal Changes - Discretionary.

Relocation - DIS. Protection focus - 1 and 12.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archeological site' (refer to definition of 'archeological site' in Section 2 of the Heritage New



Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a *building* is located is an 'archaeological site' and the *building* is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

### History

This building was constructed during the first five years of the town of Lichfield. The land on which Lichfield now stands was bought by the Thames Valley Land Co in 1879. It was planned to set up a city of 8000 people with a cathedral similar to that in Lichfield England. In the 1880's a number of *buildings* sprung up, including a large homestead for Mr A Holcombe. The bake house/dairy was built directly behind this homestead (which has since burnt down). The *building* was associated with the process of dairy product and bread manufacture in the 1880's. The dairy was in the left hand side of the *building* and the bake house in the right. The *building* is a rare early example of construction using local Hinuera stone. (HNZPT).

### Additional Photographs



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## HH-05: Skimming Factory



Date of Photograph: 25/08/2008

### Location and Zoning Information

Address	831 Lichfield Rd, Lichfield Corner Kinloch and Lichfield Rds R D 2 PUTĀRURU
Current Owner	NV & JF Hannay
Legal Description	Sec 21A Selwyn Settlement Blk X Patetere North SD
Zoning	Rural Lifestyle Zone
Valuation Number	0541304400
Google Maps Link	<a href="https://www.google.com/maps/place/831+Lichfield+Rd,+Lichfield,+Waikato+Region,+New+Zealand/@-38.104824,175.817805,15z">Lat:-38.104824, Long:175.817805</a>

### Architecture

Date of Construction	1910
Materials	Heart totara weatherboard with iron roof in original portion of house.
Architecture/Engineer/Builder	Unknown
Condition	Generally good. New roof 2001. Owners undertaking repairs and restoration. Converted to residence by Lowe family in 1923. Some additions (including bedroom near veranda) made however date unknown. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4236. Heritage Advisor, HNZPT.

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Current Use

Private residence

### Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history. Structure dates from period of early settlement in South Waikato and early dairy history in South Waikato. (11 Context) - Forms part of a wider historical landscape.

### District Plan Rules

Demolition - DIS. Protection focus - 1. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal. To mitigate the loss of a rare building type - Skimming factory - emphasis should be placed on recording how the building operated as a Skimming factory and recording any internal or external features that relate to use.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1 & 11. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. The parts of the front and side elevations visible from the street should be retained. Additions should be to the rear of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 11. If repair to the structure is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Re-Use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - PER.

Relocation - DIS. Protection focus 1 and 11.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

### History

The skimming factory was constructed in 1910 for the NZ Dairy Association. First skimming factory built in the region, operated for three seasons and closed with the advent of home separation. The Lowe family converted the building into a family home in 1923. Joseph Lowe farmed 10 acres and worked for the Taupo Totara Timber Co. (HNZPT). Also known as DewDropInn.

**Additional Photographs**



## HH-06: Lichfield Water Tower



Date of Photograph: 25/07/2008

### Location and Zoning Information

Address	Pepperill Rd, Lichfield
Current Owner	NZ Railways Corporation
Legal Description	34385 LO 1592 Lease 45962 Grazing & cropping
Zoning	Designated "Railway"
Valuation Number	N/A
Google Maps Link	<a href="#">Lat:-38.112747, Long:175.821375</a>

### Architecture

Date of Construction	1885 - 1886
Materials	Two storied brick cylinder.
Architecture/Engineer/Builder	Engineer: James Stewart CE., Builder: Daniell Fullon (HNZPT).
Condition	Is in good condition. Water supply disconnected. The design of brick work is different to two other water towers in District; Ngatira and Tirau. The tower is essential infrastructure to the private railway. Tower is of robust construction in comparison to towers associated with public railway. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4235. Heritage Advisor, HNZPT
Current Use	Railway water tower - disused

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, 1885-1886, transportation and rail history in South Waikato. Dates from periods of early settlement in South Waikato, (6 Educational) - has the potential to provide knowledge and educate public about history of South Waikato and New Zealand. Potential heritage trail/school programme use; transportation, railways in the South Waikato. (7 Archaeology, pre 1900) - the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014, has the potential through archaeological investigation to provide information about NZ and the South Waikato history. (11 Context) - forms part of a wider historical and cultural complex. (12 Rarity) - it is a rare type of historic place, only a few 1880's railway water towers remain in NZ. (13 Integrity) - has a good level of integrity, structure is not compromised by additions.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 6, 7, 10, 12 and 13. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation, and measurements of the item prior to removal.

Visual aspects to consider that relate to history, landscape/landmark value.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 6, 10, 12 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1. The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship and any other special elements identified in the HBD. c) Building materials rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1, 6, 10, 12 and 13. Building Materials Rule: If repair of the *buildings* is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of building. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 6, 12 and 13.

Internal Changes - Not applicable.

Relocation - DIS. Protection focus - 1, 12 and 13.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.



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### History

Originally constructed for the Thames Valley & Rotorua Railway Company to serve as a water storage tower. Water was pumped up from the Ngutuwera Creek using a large Hydraulic ram. The water supplied was sufficient for both the railway and the township. Water pipes to the creek have been removed. A stone shed that used to house the intake valves still stands today. Other associated buildings - three cottages for railway staff, and a large engine room - were relocated to Putāruru. The two storey brick towers of this private railway are a contrast to the iron tanks and trestles that serve for water towers in most of the government built lines. (HNZPT).

### Additional Photographs



## HH-07: Vintage Car Club Building



Date of Photograph: 16/10/2008

### Location and Zoning Information

Address	6 Pepperill Rd, Lichfield
Current Owner	South Waikato District Council
Legal Description	Lot 474 DP 334 XV Patetere North SD
Zoning	General Rural Zone
Valuation Number	0541309200
Google Maps Link	<a href="#">Lat:-38.109504, Long:175.819348</a>

### Architecture

Date of Construction	1885 - 1888
Materials	Local rock walls with corrugated iron roof. More recent lean-to attachment at rear in timber. Lichfield Stone - Putaruru Ignimbrite (quarried from outcrop on nearby Rea's farm)(HNZPT).
Architecture/Engineer/Builder	Unknown
Condition	Excellent condition. Date of wooden additions not known. Renovated after 1995, kitchen added and roof replaced (HNZPT).
Original Site Recommendation	HNZPT Ref: 2689. Heritage Advisor, HNZPT
Current Use	Vintage Car Club recreation room



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### Statement of Significance

(1 Historical) - aspect of history, constructed in 1885 for Mr Heany; history of continued use for commercial and community functions, currently clubrooms. Dates from early periods of settlement in South Waikato. (3 Community Association) - has important community association and public esteem, store, church (Interdenominational Church Soc. Presbyterian, Methodist, Anglican), referred to as a bank but never used as a bank, local landmark. (6 Educational) - has potential to educate public about history of South Waikato, heritage trail/school programme, potential to educate the public about the history of South Waikato and early Lichfield. (7 Archaeology pre 1900) - site can be investigated using archaeological methods to obtain information concerning NZ and South Waikato history. (10 Architectural) - is an important example of construction using particular material, example of construction of a building from quarried volcanic Ignimbrite (quarried at Rea's farm). Exterior visual aspects: facade is a strong visual element, writing on facade had people believe the building was once a bank, openings (windows/doorway) fanlights etc. support the visual character of the facade. Visual aspects to consider that relate to history, community association, architecture and integrity - façade, construction materials landscape. (13 Integrity) - has a good level of integrity, the building has had few alterations and is in good condition.

### District Plan Rules

Demolition - DIS. Protection focus - 1,3, 6, 7 and 10. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 6, 10, 13 and stone. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic use as a rare type of building, i.e. façade, exterior walls, openings, landscape and any other elements identified in the Historic Building Documentation. c) Building materials rule: If the repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 3, 6, 10, 13 and stone. Discretionary - stone. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair and replication work should match the existing design and profile of element. The window and door surround frames should be retained and be repaired with the materials that match the existing fabric. The windows should be repaired or replicated to retain the historic four-light configuration. The words under the window "AARD" and "BANK" should be retained.

Re-use/Change of Use - PER. Refer to HH-R1 Protection focus - 1, 3, 6 and 13.

Internal Changes - DIS.

Relocation - DIS. Protection focus - 1, 13.

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New



Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

### **History**

The oldest building known constructed of local rock; known as Hinuera or Putāruru stone. The building is often cited as an example of the durability of the local rock because weathering is so slight that the tool marks of workmen on the stone are still clearly visible. Is of historical interest because of its age and of particular interest to builders and architects. Building constructed behind a hotel on Penridge Street in 1885 from Lichfield stone for Mr Heaney by two stonemasons owing him a debt for their lodgings. The building was initially used as a billiard room then a general store and bank and then as a residence, until it was renovated and dedicated as a church in 1946. Words AARD BANK on front of structure however historical data notes structure has never been used as a bank - further research needed to establish origin and significance of these words. It is currently used as a clubrooms for the Tokoroa Vintage Car Club. Bush in area now cleared and replaced by farm land. Timber mills moved elsewhere. (HNZPT).

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**Additional Photographs**



## HH-08: Okoroire Hot Springs Golf Club Pavilion



Date of Photograph: 16/10/2008

### Location and Zoning Information

Address	18 Somerville Rd, Okoroire (Located opposite main entrance to Okoroire Hot Springs Hotel)
Current Owner	Okoroire Hot Springs Hotel Ltd
Legal Description	Pt Lots 1 & 2 DP 14395, Pt Whitikuranui 2E2 West 2B Blk XV Tapapa SD
Zoning	General Rural Zone – Part of SAL4 (Okoroire Precinct)
Valuation Number	0541107400
Google Maps Link	<a href="https://www.google.com/maps/place/18+Somerville+Rd,+Okoroire,+New+Zealand/@-37.953347,175.804432,15z">Lat:-37.953347, Long:175.804432</a>

### Architecture

Date of Construction	1912 - 1913
Materials	Corrugated iron.
Architecture/Engineer/Builder	Unknown
Condition	Good
Original Site Recommendation	HNZPT Ref: 4351. Heritage Advisor, HNZPT.
Current Use	Recreational - Golf Club pavilion

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## Statement of Significance

(1 Historical) Aspect of history, spa history, Okoroire Hot Springs and recreational history of South Waikato in the 1910-1930's. (3 Community Association) - has important community association and public esteem, annual tournament 'Community event'. (11 Context) - forms part of a wider historical and cultural complex, part of Okoroire Hot Springs.

### District Plan Rules

Demolition - DIS. Protection focus - 1 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - Discretionary. Protection focus - 3 and 11. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship, etc. i.e. façade, exterior walls, openings, landscape and any other elements identified in the Historic Building Documentation. c) Building Materials Rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing fabric of the building.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 3 and 11. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to Rule HH-R1 Protection focus - 3 and 11.

Internal Changes - PER.

Relocation - DIS. Protection focus - 3 and 11. Mitigate the effects by 1) Consultation with the community, and/or consultation with Iwi or special interest groups, 2) Relocate to a similar setting, 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

The golf club was formed in 1912, with Mr Henderson the Hotel Manager as the first President. The golf course added to the attraction of the Hot Springs Hotel complex. The complex was originally built as a luxury health and pleasure resort in 1884. Much of the building was burnt down and rebuilt in 1915, however some of the original building is still standing. Set in a picturesque setting close to the



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Waihou River, the complex included 4 spacious hot spring bathhouses and a hall in addition to the Hotel. It also provided recreational activities such as hunting, fishing and shooting and later golf as well. The Hotel was a popular stopover for coaches traveling from the Okoroire railway station to Rotorua. The grounds contain many significant trees. (HNZPT).



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**Additional Photographs**





## HH-09: Main Estate Woolshed



Date of Photograph: 23/10/2008

### Location and Zoning Information

Address	Okoroire Rd, Tirau (Located in paddock behind house)
Current Owner	J Gibson & A Candy
Legal Description	Part Lot 22 DP 3612 Pt DP 3606 Blk XIV Tapapa SD Blk II Patetere SD
Zoning	General Rural Zone
Valuation Number	0541010200
Google Maps Link	

### Architecture

Date of Construction	1881 - 1882
Materials	Weatherboard with corrugated iron roofs.
Architecture/Engineer/Builder	Unknown
Condition	Poor condition. Lean-to removed. HNZPT
Original Site Recommendation	HNZPT Ref: 4231. Heritage Advisor, HNZPT.
Current Use	Farm sheds

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, early settlement and farming. Dates from periods of early settlement in South Waikato, early 1800's. Was associated with events, persons, or ideas of importance in South Waikato history, Agricultural Company development of large farms in the area. (7 Archaeology, pre 1900) - the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014, has the potential through archaeological investigation to provide information about NZ and South Waikato history. (11 Context) - forms part of a wider historical and cultural complex, work building complex associated with Main Estate. (13 Integrity) - has a good level of integrity, poor condition but no alterations.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 7 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 11 and 13.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 11 and 13. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 13.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1, 7, 11 and 13.

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where the site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

Possibly largest and oldest in area (HNZPT). Once served the whole District and was powered by a steam engine (R Main). 16 stand wing presses. Machines introduced when available. These are some of the earliest examples of farm buildings on what was Auckland Agricultural Co. Land (originally the McLean partnership). The company was formed by James Williamson, Thomas Russell, Robert McLean and Thomas Every McLean and in 1883 owned 107,271 acres in the area. In 1897 all company buildings were sold to the BNZ Asset Realisation Board. (HNZPT). Later associated with Harold Main 'Main Estate'.

**Additional Photographs**



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## HH-10: Main Estate Stables



Date of Photograph: 23/10/2008

### Location and Zoning Information

Address	Okoroire Rd, Tirau (Located in paddock behind house)
Current Owner	J Gibson & A Candy
Legal Description	Part Lot 22 DP 3612 Pt DP 3606 Blk XIV Tapapa SD Blk II Patetere SD
Zoning	General Rural Zone
Valuation Number	541010200
Google Maps Link	

### Architecture

Date of Construction	1881 - 1882
Materials	Weatherboard with corrugated iron roofs.
Architecture/Engineer/Builder	Unknown
Condition	Poor condition. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4232. Heritage Advisor, HNZPT.
Current Use	Farm sheds



## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, early settlement and farming. Dates from periods of early settlement in South Waikato, early 1800's. Was associated with events, persons, or ideas of importance in south Waikato history, Agricultural Company development of large farms in the area. (7 Archaeology, pre 1900) - the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014, has the potential through archaeological investigation to provide information about NZ and South Waikato history. (11 Context) - forms part of a wider historical and cultural complex, work building complex associated with Main Estate. (13 Integrity) - has a good level of integrity, poor condition but no alterations.

## District Plan Rules

Demolition - DIS. Protection focus - 1 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations -DIS. Protection focus - 1, 11 and 13.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 11 and 13. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 13.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1, 7, 11 and 13.

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

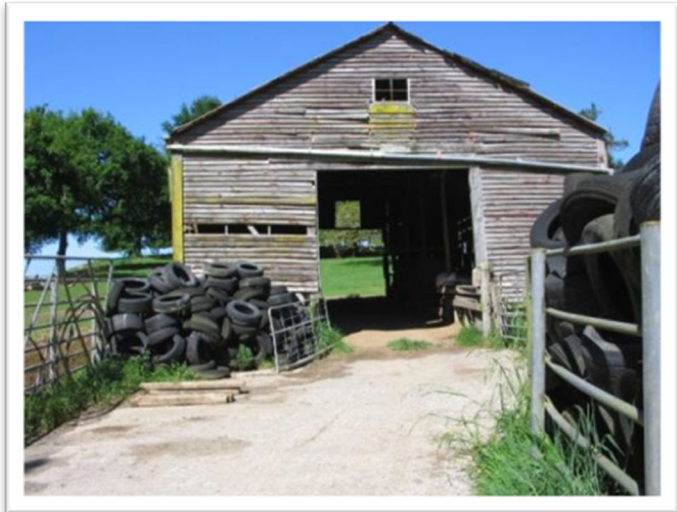
Possibly largest and oldest in area. These are some of the earliest examples of farm buildings on what was Auckland Agricultural Co. Land (originally the McLean partnership). The company was formed by James Williamson, Thomas Russell, Robert McLean and Thomas Every McLean and in 1883 owned 107,271 acres in the area. In 1897 all company buildings were sold to the BNZ Asset Realisation Board. (HNZPT). The present wooden floor has been lowered and once formed a loft where chaff was fed down shoots into each separate pen for a horse. Part of the loft floor remains in place. When the floor was lowered it was used for storing and mixing manure which came in bags. (R Main).



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**Additional Photographs**



## HH-11: Stone Kitchen



Date of Photograph: 25/08/2008

### Location and Zoning Information

Address	69 Horahora Rd, Piarere (Located at bottom of Karapiro rock range surrounded by established trees in deer paddock)
Current Owner	B & J Watkins
Legal Description	Pt Lot 22 DP 3076, Pt Lot 1 DP 12694 Blk XVI
Zoning	General Rural Zone
Valuation Number	541005400
Google Maps Link	

### Architecture

Date of Construction	1880s
Materials	Karapiro Stone. Rare example. Stone is very young compared to Hinuera Stone. HNZPT. Quarried on site. Original windows present. A number of additional sheds (currently used for farm machinery storage) attached to stone kitchen.
Architecture/Engineer/Builder	Unknown
Condition	Poor
Original Site Recommendation	HNZPT Ref: 4229. Heritage Advisor, HNZPT.
Current Use	Redundant farm machinery storage shed.

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### Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, represents Agricultural Company development of the South Waikato. Land conflict Agricultural Company military camp, transportation point on road to Tirau, Dates from periods of early settlement in South Waikato, early history ca 1880. (7 Archaeological pre 1900) - site can be investigated using archaeological methods to obtain information concerning NZ and South Waikato history. (10 Architecture) - is an important example of construction using particular material, Karapiro sandstone. (12 Rarity) - is a rare type of historic place, kitchen and blockhouse.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 7, 10 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 10 and 12. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic use as a rare type of building, i.e. exterior walls, openings, kitchen chimney, and any other elements identified in the Historic Building Documentation. c) Building Materials Rule: The new work (addition) does not need to be constructed in Karapiro stone.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 10, 13 and stone. Stone - DIS.  
Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1, 7 and 10.

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

### History

Probably used for first coach passengers to Tirau. Associated with Auckland Agricultural Company and Paeroa Station. Stone skillfully worked from nearby site (apart from weathered chimney). The structure was originally attached to a homestead and was also designed to be used as a blockhouse if needed.



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Adjacent house burnt in 1920's and replacement joined to kitchen which was then lined. The Armed Constabulary camped at the site for a period of time during the land wars. HNZPT.

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**Additional Photographs**





## HH-12: Stone House and Stone Outbuildings



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	56 Arapuni St, Putāruru
Current Owner	S Thom & B Baldwin
Legal Description	Pt Sec 15 Blk X Patetere Nth SD
Zoning	General Residential Zone
Valuation Number	0541715500
Google Maps Link	<a href="#">Lat:-38.055175, Long:175.77574</a>

### Architecture

Date of Construction	1930s
Materials	Ngutuwera Stone from Guillard's Quarry Lichfield. Two storey house. Floor plan similar on both levels. Garages and outbuildings of stone also. (HNZPT).
Architecture/Engineer/Builder	Unknown
Condition	Good
Original Site Recommendation	HNZPT Ref: 4279. Heritage Advisor, HNZPT.
Current Use	Private residence

## Statement of Significance

(1 Historical) - aspect of history, associated with Mr PL Guillard, Guillard's stone quarry near Lichfield. Mr Guillard operated a quarry and obtained several government contracts for supply of stone for use in state buildings and private houses. (4 Commemorative) - was associated with events, persons or ideas of importance in South Waikato history. (10 Architectural) is an important example of construction using particular material, example of construction of a two storey house, garage, outbuildings using a particular material, locally quarried volcanic tuff from the homeowners quarry 'Guillard's Quarry' near Lichfield. (13 Integrity) has a good level of integrity, structure has not been modified.

## District Plan Rules

Demolition - DIS. Protection focus - 1 and 10. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 10 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1. The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements such as façade, exterior walls, openings, chimney, landscape and any other elements identified in the Historic Building Documentation. c) Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 10, 13 and stone. DIS - Stone. If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Re-use/Change of Use -PER. Refer to HH-R1 Protection focus - 1.

Internal Changes - DIS.

Relocation - DIS. Protection focus - 1 and 10.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

Built in the 1930s with Ngutuwera Stone from Guillard's quarry for Mr PL Guillard. (NZHPT). The stone is believed by many to be the best building material in the country and has been subjected to many severe tests, including being boiled in sulphuric and hydrochloric acid for three hours, immersed in



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sulphuric acid at 240 degrees Fahrenheit for four weeks, heated for fifteen minutes and plunged into cold water. The stone showed no signs of deterioration. (Te Wautu Arapuni Heritage Trail brochure).

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**Additional Photographs**



## HH-13: Stone House and Stone Garage



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	74 Kensington St, Putāruru
Current Owner	Vanessa Van Zyl
Legal Description	Lot 2 DP 25989
Zoning	General Residential Zone
Valuation Number	0541757600
Google Maps Link	<a href="https://www.google.com/maps/place/74+Kensington+St,+Putaruru/@38.04826,175.777653,15z">Lat:-38.04826, Long:175.777653</a>

### Architecture

Date of Construction	Late 1930s
Materials	Stone from Guillard's Quarry Lichfield. Garage of stone also. House features curved window frames.
Architecture/Engineer/Builder	Unknown
Condition	Good
Original Site Recommendation	HNZPT Ref: 4278. Heritage Advisor, HNZPT.
Current Use	Private residence



**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
SCHED1- HH – Historic Heritage

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### Statement of Significance

(1 Historical) - was associated with events, persons, or ideas of importance in South Waikato history.  
(10 Architecture) - is an important example of house and garage construction using a particular material, locally quarried volcanic tuff from the homeowners quarry, 'Guillard's Quarry' near Lichfield. Use of curved window frames. (13 Integrity) - has a good level of integrity, structure has not been modified.

#### District Plan Rules

Demolition - DIS. Protection focus - 1, 10. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 10. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1. The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic use as a rare type of building, i.e.: façade, exterior walls, curved window frames, openings, chimney, landscape and any other special elements identified in the HBD. c) Building Materials Rule: 1. If repair of the building is proposed, the materials used for the exterior walls should be similar in type, dimensions, and profile as the existing exterior fabric of the building. 2. The profile of the existing curved window frames should not be altered. Repairs should be carried out using material that match existing fabric of building.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 10 and stone. DIS - stone Buildings Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair or replication work should match the existing design and profile of element. Note: the curved window frames.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes -DIS.

Relocation - DIS. Protection focus - 1 and 10.

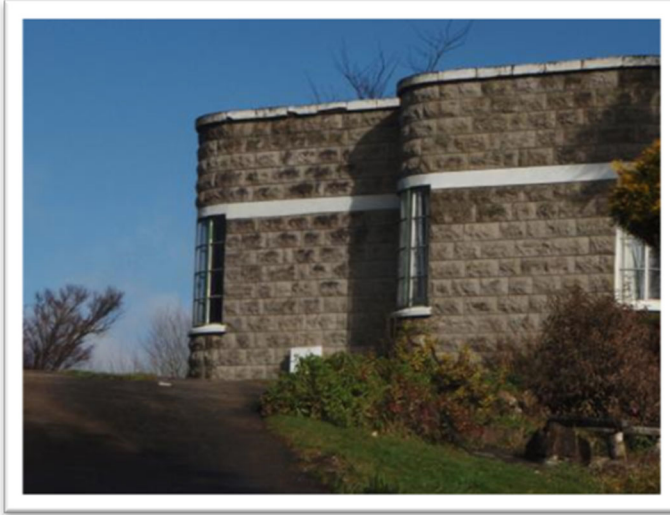
Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover silver beech (*nothofagus menziesii*) and strawberry tree (*arctostaphylos unedo*) (original plantings) - DIS consent required for tree removal. (Normal gardening, pruning and maintenance of tree health is permitted).

### History

Built in the late 1930's for Mr Guillard with Ngutuwera Stone from the Guillard's quarry. Associated with Mr PL Guillard who owned a stone quarry near Lichfield and operated a quarry and obtained several Government contracts for supply of stone for use in state buildings and private houses. (HNZPT)

### Additional Photographs



**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
SCHED1- HH – Historic Heritage

## HH-14: District Council Office and Library

(Former School)



Date of Photograph: 24/04/2008

### Location and Zoning Information

Address	Overdale St, Putāruru
Current Owner	South Waikato District Council
Legal Description	Pt Sec 14 Blk X Patetere Nth SD
Zoning	Designated “Office and Library”
Valuation Number	0541728100
Google Maps Link	<a href="#">Lat:-38.051016, Long:175.777827</a>

### Architecture

Date of Construction	1906
Materials	Timber and corrugated roof iron. Double hung joinery.
Architecture/Engineer/Builder	Architect & Engineer: Unknown. Builder: Thomas Henry Sloane and William Ernest Bennett from Rotorua.
Condition	Excellent (HNZPT).
Original Site Recommendation	HNZPT Ref: 4280. Heritage Advisor, HNZPT.
Current Use	District Council and Library Offices



## Statement of Significance

(1 Historical) - dates from periods of early settlement in South Waikato, early settlement 1906, oldest public building in Putāruru. (3 Community Association) - has important community association and public esteem, oldest public building in Putāruru, history of municipal use. (6 Educational) - has the potential to educate the public about the history of South Waikato. (13 Integrity) - good level of integrity.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 3 and 6. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1 and 3. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic use as a rare type of building, i.e. façade, exterior walls, openings, landscape (protection of surrounds and street frontage) and any other elements identified in the Historic Building Documentation. c) Building materials rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1 and 3.

Internal Changes - DIS.

Relocation - DIS. Protection focus - 1 and 3.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover trees between building and Overdale Road (Common ash (*fraxinus excelsior*), magnolia grandiflora, rimu (*dacrydium cupressinum*), common beech (*fagus sylvatica*), english oak (*quercus robur*), silver birch (*betulas pendula*), totara (*podocarpus totara*), and pahautea (*libocedrus bidwillii*)). Discretionary consent required for tree removal. (normal pruning and maintenance of tree health is permitted)

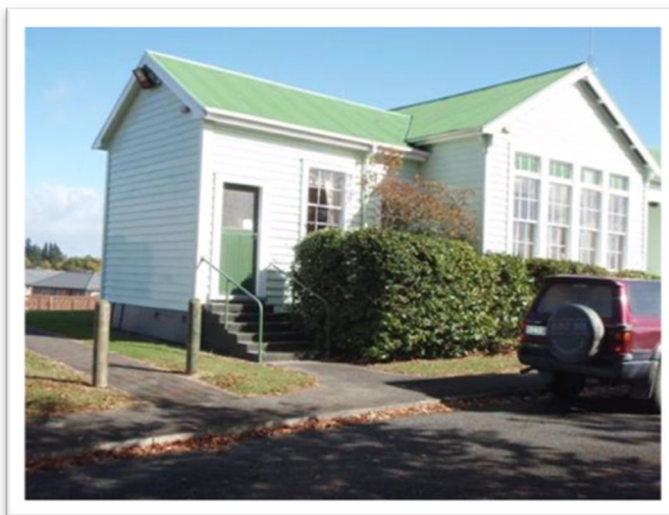
**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
SCHED1- HH – Historic Heritage

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### History

Built shortly after the establishment of Putāruru in 1906 this is one of the oldest public buildings in Putāruru. The building was originally constructed as a school. Classrooms added 1910, 1922, 1926, 1928, 1930, 1935. Three eastern classrooms destroyed by fire in 1945. Additions at rear of building. (HNZPT).

### Additional Photographs





**APP1-BUILT HERITAGE INVENTORY OF HERITAGE SITES IN SCHED1-HH**  
**SCHED1- HH – Historic Heritage**



**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
SCHED1- HH – Historic Heritage

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## HH-15: Stone House



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	83 Tirau St, Putāruru
Current Owner	S Thomas
Legal Description	Lot 3 DPS 535
Zoning	Commercial Zone
Valuation Number	0541835000
Google Maps Link	<a href="#">Lat:-38.047233, Long:175.781136</a>

### Architecture

Date of Construction	Started May 1939 and occupied March 1940.
Materials	Stone (volcanic tuff) block with tile roof.
Architecture/Engineer/Builder	Architect: Government department architect. Builders: Harper, Rayson and O'Toole. Bricklayer: W Bush of Matamata
Condition	Good. Fully fenced. Stone has been painted over. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4274. Heritage Advisor, HNZPT.
Current Use	Private residence

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, Labour government social programme; associated with Labour Government housing scheme 1935-1950. (4 Commemorative) - Event person or idea; local builders Harper, Rayson and O'Toole, bricklayer W Bush. (10 Architectural) - is an important example of construction using particular material, example of construction of this type of house using a particular material, locally quarried volcanic tuff. Design not altered. Special elements - tile roof and volcanic tuff. (11 Context) - forms part of a wider historical and cultural complex, one of three state houses (83, 85, 87 Tirau St) forming a streetscape complex. (12 Rarity) - unique to the area. (13 Integrity) - has a good level of integrity of construction materials, not altered except painting of stone.

## District Plan Rules

Demolition -DIS. Protection focus - 1, 3, 10, 11 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 10, 11, 12 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be restricted to the rear of the building and not be evident from the road frontage. 3. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained. c) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - DIS - stone (volcanic tuff) and tiles. Permitted - all other materials. Refer to HH-R1. Protection focus - 10. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Note: Replacement of the roof should be with tile roofing. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1, 11 and 12.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover Silk Tree (*albizia julibrissin*) and American Arbor-Vitae (*thuja occidentalis*). DIS consent required for tree removal. (normal gardening, pruning and maintenance of tree health is permitted)

**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
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### History

Built in 1939 these state houses are unique to the area as they are constructed from locally quarried volcanic tuff. (HNZPT). The house was built for the dam workers. The stones came from the creek near the (now) Lichfield Dairy Co. (Public consultation).

Built to standard plan by local builder from State Advances Corp design book plans referenced from Building the NZ Dream, G Fergusson 1994.

### Additional Photographs



## HH-16: Stone House 85 Tirau Street Putāruru



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	85 Tirau St, Putāruru
Current Owner	G Warrender
Legal Description	Lot 2 DPS 535
Zoning	Commercial Zone
Valuation Number	0541835100
Google Maps Link	<a href="#">Lat:-38.047086, Long:175.781292</a>

### Architecture

Date of Construction	Started May 1939 and occupied March 1940.
Materials	Stone (volcanic tuff) block with tile roof.
Architecture/Engineer/Builder	Architect: Government Department Architect. Builders: Harper, Rayson and O'Toole. Bricklayer: W Bush of Matamata
Condition	Good. Stone remains in natural state.
Original Site Recommendation	HNZPT Ref: 4275. Heritage Advisor, HNZPT.
Current Use	Residential



**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
SCHED1- HH – Historic Heritage

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### Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, Labour Government social programme; associated with Labour Government Housing Scheme 1935-1950. (4 Commemorative) - Event person or idea; local builders Harper, Rayson and O'Toole, bricklayer W Bush. (10 Architectural) - is an important example of construction using particular material, example of construction of this type of house using a particular material, locally quarried volcanic tuff. Design not altered. Special elements - tile roof and volcanic tuff. (11 Context) - forms part of a wider historical and cultural complex, one of three state houses (83, 85, 87 Tirau St) forming a streetscape complex. (12 Rarity) - unique to the area. (13 integrity) - has a good level of integrity of construction materials, not altered.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 3, 11 12 and 13. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 10, 11, 12 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be restricted to the rear of the building and not be evident from the road frontage. 3. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained. c) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - DIS - stone (volcanic tuff) and tiles. Permitted - all other materials. Refer to HH-R1. Protection focus - 10. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Note: Stone should be left in a natural state. Replacement of the roof should be with tile roofing. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1 and 11.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover kahikatea tree (sophora tetraptera). DIS consent required for tree removal. (Normal gardening, pruning and maintenance of tree health is permitted)

### History

Built in 1939 these state houses are unique to the area as they are constructed from locally quarried volcanic tuff. (HNZPT)

### Additional Photographs



**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
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## HH-17: Stone House 87 Tirau Street Putāruru



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	87 Tirau St, Putāruru
Current Owner	A Parker
Legal Description	Lot 1 DPS 535
Zoning	Commercial Zone
Valuation Number	541835200
Google Maps Link	<a href="#">Lat:-38.046891, Long:175.781287</a>

### Architecture

Date of Construction	Started May 1939 and occupied March 1940.
Materials	Stone (volcanic tuff) block with tile roof.
Architecture/Engineer/Builder	Architect: Government Department Architect. Builders: Harper, Rayson and O'Toole. Bricklayer: W Bush of Matamata
Condition	Good. Stone has been painted over. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4276. Heritage Advisor, HNZPT.
Current Use	Private residence

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, Labour Government social programme; associated with Labour Government housing scheme 1935-1950. (4 Commemorative) - Event person or idea; local builders Harper, Rayson and O'Toole, bricklayer W Bush. (10 Architectural) - is an important example of construction using particular material, example of construction of this type of house using a particular material, locally quarried volcanic tuff. Design not altered. Special elements - tile roof and volcanic tuff. (11 Context) - forms part of a wider historical and cultural complex, one of three state houses (83, 85, 87 Tirau St) forming a streetscape complex. (12 Rarity) - unique to the area. (13 Integrity) - has a good level of integrity of construction materials, not altered except painting of stone.

## District Plan Rules

Demolition - DIS. Protection focus - 1 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 10 and 11. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of Demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained. c) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - DIS - stone (volcanic tuff) and tiles. Permitted - all other materials. Refer to HH-R1 Protection focus - 10. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Note: Replacement of the roof should be with tile roofing. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1 and 11.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover rimu tree (*dacrydium cupressinum*). DIS consent required for tree removal. (normal gardening, pruning and maintenance of tree health is permitted).

**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
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**History**

Built in 1939 these state houses are unique to the area as they are constructed from locally quarried volcanic tuff.(HNZPT)

**Additional Photographs**





## HH-18: Putāruru Courthouse



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	67 Tirau St, Putāruru
Current Owner	Manuel Diaz
Legal Description	Lot 1 DP 420601
Zoning	Commercial Zone
Valuation Number	0541834503
Google Maps Link	<a href="#">Lat:-38.048226, Long:175.780841</a>

### Architecture

Date of Construction	1935
Materials	Weatherboard, clay tile roof, double hung sash windows with mullioned upper panes, portico-style entrance with classical-style columns.
Architecture/Engineer/Builder	Government Architect, Public Works Division.
Condition	Interior fire in 1994. Building renovated.
Original Site Recommendation	HNZPT Ref: 4277. Heritage Advisor, HNZPT.
Current Use	Resource consent (now lapsed) granted 16/8/2002 for permanent residence. Resource consent granted 6/7/2012 for internal alterations to convert to dwelling and retail shop.

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, presence of the justice system in South Waikato. (3 Community Association) - has important community association and public esteem, landmark presence, well-known public building. Associated with Justice system. Constructed as a courthouse in 1935. Similar to other courthouses from this era. (13 Integrity) - has good level of integrity, interior is pretty intact despite fire, no additions or modifications to character of exterior.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 3, 10 and 13. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 3, 10 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design rules: 1. The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the road frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship etc i.e.: façade, exterior walls, openings landscape, and any other elements identified in the Historic Building Documentation. c) Building Materials Rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 3, 10 and 13. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: repair and replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 3 and 13.

Internal Changes - DIS. Courtroom is intact panelling etc and other spaces too - if this area was to be altered HPT would want to record it.

Relocation - DIS. Protection focus - 1,3, 6 and 13. Mitigate the effects of relocation by 1) Consultation with the community and/or consultation with Iwi or special interest groups. 2) Relocate to a similar setting. 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand.



Surrounds - Protection extends to require consent for new outbuildings, to manage effects on original site layout, (eg control where a garage would go and what happens in front of building). Discretionary consent required.

### **History**

Prior to construction in 1935 court proceedings were carried out in a privately owned building. The courthouse building was erected on a portion of the Police reserve. (HNZPT). Courthouse services resumed in 1994 after fire renovations, however by end of 1995 all services transferred to Tokoroa Courthouse.

## HH-19: Assembly Of God Church



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	65 Tirau St, Putāruru
Current Owner	Putāruru Assembly of God Trust Board
Legal Description	Lot 1 DPS 13608
Zoning	Commercial Zone
Valuation Number	0541834400
Google Maps Link	<a href="#">Lat:-38.048364, Long:175.780815</a>

### Architecture

Date of Construction	1919
Materials	Weatherboard walls and corrugated iron roof.
Architecture/Engineer/Builder	Architect: Unknown. Building construction supervised by A Adams of Matamata.
Condition	Good. Interior renovations in 1938 resulted in the rear wall being moved back and a new pulpit installed. In 1958 the Church was moved back on section. (HNZPT).
Original Site Recommendation	HNZPT Ref: 4462. Heritage Advisor, HNZPT.
Current Use	Assembly of God Church

## Statement of Significance

(1 Historical) (6 Educational) (3 Community Association) - has important community association and public esteem, community involved in building, community use. Has symbolic or commemorative value, was built in a single day. (4 Commemorative) and (5 Symbolic) - Community participation - built in a single day. (11 Context) - forms part of a wider historical and cultural complex.

## District Plan Rules

Demolition - DIS. Protection focus - 3, 4, 5 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 4, 5 and 11. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be restricted to the rear of the building and not be evident from the road frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with the structures historic character, use rarity, landmark values, craftsmanship etc. i.e.: façade, exterior walls, openings, landscape and any other elements identified in the Historic Building Documentation. c) Building materials rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 4, 5 and 11. Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair or replication work should match the existing design and profile of element. Note: The existing openings evident from the street should not be altered.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 3 , 4, 5 and 11.

Internal Changes - DIS. Even though altered in 1938 may still require protection.

Relocation - DIS. Protection focus - 3, 4, 5 and 11. Mitigate the effects of relocation by 1) Consultation with the community and/or consultation with Iwi or special interest groups. 2) Relocate to a similar setting. 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover Lawson's Cypress (*chamaecyparis lawsonii*) and American Arbor-Vitae Trees (*thuja occidentalis*). DIS consent required for tree removal. (Normal gardening, pruning and maintenance of tree health is permitted).



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### History

Mr JC Allen gifted a quarter acre section of land in Putāruru for the construction of the Methodist Church. Built in 1919 the Methodist (St John's ) Church was the first Protestant Church in the town. The Church was erected in a single day by a team of approximately 30 men under the direction of Mr A Adams. (HNZPT)

### Additional Photographs



## HH-20: Okoroire Hot Springs Hotel



Date of Photograph: 29/04/2008

### Location and Zoning Information

Address	18 Somerville Rd, Okoroire
Current Owner	Okoroire Hot Springs Hotel Ltd
Legal Description	Pt Lots 1 2 DP14395 & Pt Whaitikuranui 2E2 West 2B Blk XV Tapapa SD
Zoning	General Rural Zone – Part of SAL4 (Okoroire Precinct)
Valuation Number	0541107400
Google Maps Link	<a href="#">Lat:-37.953413, Long:175.803689</a>

### Architecture

Date of Construction	1884 and rebuilt in 1915 after fire.
Materials	Timber and corrugated iron.
Architecture/Engineer/Builder	Unknown
Condition	Some of the original hotel still standing. Some parts burnt down and rebuilt in 1915. Small shed at back and chimney are original and are also protected (HNZPT).
Original Site Recommendation	HNZPT Ref: 4234. Heritage Advisor, HNZPT.
Current Use	Hotel

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### Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, spa history, Okoroire Hot Springs and recreational history of South Waikato, coach stopover for coaches from the Okoroire railway station to Rotorua. Dates from periods of early settlement in South Waikato, (3 Community Association) - has important community association and public esteem, bathing and employment in the district (tourism). (7 Archaeology, pre 1900) - the site is protected under the Historic Places Act and has the potential through archaeological investigation to provide information about NZ and South Waikato history. (11 Context) - forms part of a wider historical and cultural complex, part of Okoroire Hot Springs.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 3, 7 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 3 and 11. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of Demolition. b) Design rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be generally to the rear of the building (i.e. deck out front is Ok) and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic character, use, rarity, landmark values, craftsmanship, etc i.e. façade, exterior walls, openings, chimney, landscape and any other elements identified in the Historic Building Documentation. c) Building materials rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 3 and 11. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair and replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 3 and 11.

Internal Changes - DIS, interior is intact and worth retaining - does not rule out adaption however, has to function as hotel.

Relocation - DIS. Protection focus - 3 and 11. Mitigate the effects by 1) Consultation with the community and/or consultation with Iwi or special interest groups, 2) Relocate to a similar setting, 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this

involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover entire site to protect context, original site layout, existing and proposed outbuildings and the following large trees -

- Sweet chestnuts (*castanea sativa*) along *road* frontage
- Phoenix palms (*phoenix canariensis*) near tennis courts
- Bull bay magnolias (*magnolia grandiflora*) at main entrance
- Avenue of cypresses (*chamaecyparis lawsonii*, *cupress lusianica*) between carpark and river.
- Avenue of plane trees (*platanus x hispanica*) along *road* frontage of golf course.

DIS consent required for tree removal. (normal gardening, pruning and maintenance of tree health is permitted)

### History

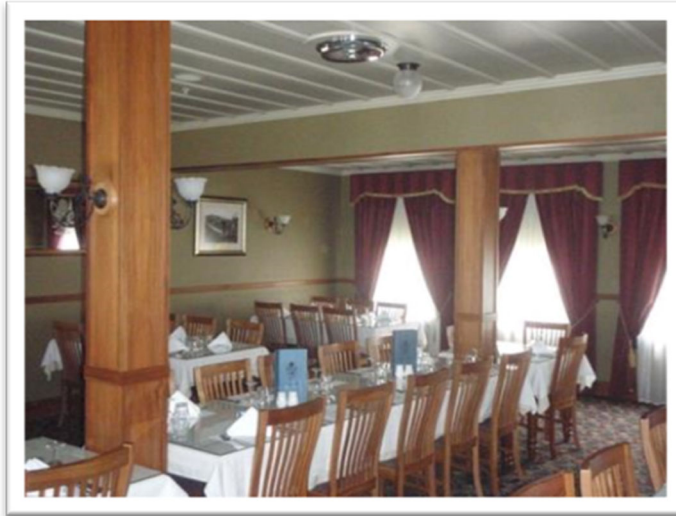
The complex was originally built as a luxury health and pleasure resort in 1884. Much of the main building was burnt down and rebuilt in 1915, however some of the original building is still standing. Set in a picturesque setting close to the Waihou River, the complex included 4 spacious hot spring bathhouses and a hall in addition to the hotel. It also provided recreational activities such as hunting, fishing and shooting and later golf as well. The hotel was a popular stopover for coaches traveling from the Okoroire railway station to Rotorua. The grounds contain many significant trees. (HNZPT)

### Additional Photographs



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## HH-21: Okoroire Hot Springs Hotel – Staff Accommodation



Okoroire Hot Springs Hotel – Staff accommodation  
Date of Photograph: 16/10/2008

### Location and Zoning Information

Address	18 Somerville Rd, Okoroire (Located behind main hotel building)
Current Owner	Okoroire Hot Springs Hotel Ltd
Legal Description	Pt Lots 1 2 DP14395 & Pt Whaitikuranui 2E2 West 2B Blk XV Tapapa SD
Zoning	General Rural Zone – Part of SAL4 (Okoroire Precinct)
Valuation Number	541107400
Google Maps Link	

### Architecture

Date of Construction	1884
Materials	Timber and corrugated iron.
Architecture/Engineer/Builder	Unknown
Condition	Good. Repairs undertaken to staff accommodation.
Original Site Recommendation	HNZPT Ref: 4233. Heritage Advisor, HNZPT.
Current Use	Accommodation and storage.

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### Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, spa history, Okoroire Hot Springs and recreational history of South Waikato, coach stopover for coaches from the Okoroire railway station to Rotorua. Dates from periods of early settlement in South Waikato, (3 Community Association) - has important community association and public esteem, bathing and employment in the district (tourism). (7 Archaeology, pre 1900) - the site is protected under the Historic Places Act and has the potential through archaeological investigation to provide information about NZ and South Waikato history. (11 Context) - forms part of a wider historical and cultural complex, part of Okoroire Hot Springs. (13 Integrity) - good level of integrity.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 3, 7 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 3 and 11. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2.New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic character, use, rarity, landmark values, craftsmanship, etc i.e. façade, exterior walls, openings chimney, landscape and any other elements identified in the Historic Building Documentation. c) Building materials rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 3 and 11. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair and replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 3 and 11.

Internal Changes - DIS - simple building intact warrants control over interior changes.

Relocation - DIS. Protection focus - 1, 3, 7 and 11. Mitigate the effects by 1) Consultation with the community and/or consultation with Iwi or special interest groups, 2) Relocate to a similar setting, 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Part of a wider complex. Needs protection for context including open space and the trees identified in HINV20. Would want to manage effects on context of adding extra buildings DIS consent required (normal gardening, pruning and maintenance of tree health is permitted)

### History

Built for accommodation of staff working at the Okoroire Hot Springs Hotel. The complex was originally built as a luxury health and pleasure resort in 1884. Much of the main building was burnt down and rebuilt in 1915, however some of the original building is still standing. Set in a picturesque setting close to the Waihou River, the complex included 4 spacious hot spring bathhouses and a hall in addition to the hotel. It also provided recreational activities such as hunting, fishing and shooting and later golf as well. The hotel was a popular stopover for coaches travelling from the Okoroire railway station to Rotorua. The grounds contain many significant trees. (HNZPT).

### Additional Photographs



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## HH-22: House (Formerly Raparahi Hotel)



Date of Photograph: 23/10/2008

### Location and Zoning Information

Address	1338 Wiltsdown Rd Corner of Wiltsdown and Stringer Roads Waotu
Current Owner	D Graham
Legal Description	Lot 1 DPS 23922 Blk I Patetere Sth SD
Zoning	General Rural Zone
Valuation Number	0541247000
Google Maps Link	<a href="#">Lat:-38.16574, Long:175.713384</a>

### Architecture

Date of Construction	1882 - 1883
Materials	Totara framing, sawn weatherboards, chimney of sawn rhyolite, corrugated iron roof, shingles underneath on earlier part. (HNZPT)
Architecture/Engineer/Builder	Unknown
Condition	Interior reorganised around 1930, reconditioned 1963 and now farmhouse. Fully fenced. Excellent condition. More research required regarding what remains as original and what has undergone alteration
Original Site Recommendation	HNZPT Ref: 4239. Heritage Advisor, HNZPT.
Current Use	Private residence.

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, early settlement history 1882, transportation history in South Waikato. Dates from periods of early settlement in South Waikato. (7 Archaeology, pre 1900) - the site is protected under the Historic Places Act, has the potential through archaeological investigation to provide information about NZ and the South Waikato history.

## District Plan Rules

Demolition - DIS. Protection focus - 1 and 7. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of Demolition. b) Design rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship, etc i.e.: exterior walls, openings, landscape, and any other elements identified in the Historic Building Documentation. c) Building materials rule: If repair of the structure is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - DIS.

Relocation - DIS. Protection focus - 1 and 7. Mitigate the effects of relocation by 1) Consultation with the community, and/or consultation with Iwi or special interest groups. 2) Relocate to a similar setting. 3) Documentation.

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.





## History

Constructed in 1882-1883 for use as a hotel, it was licensed in 1902. Was first overnight stop for coaches between Cambridge and Taupo (second stop Atiamuri) on *road* built by Armed Constabulary. Coach service by Quicks. One of two hotels in this area.(HNZPT).

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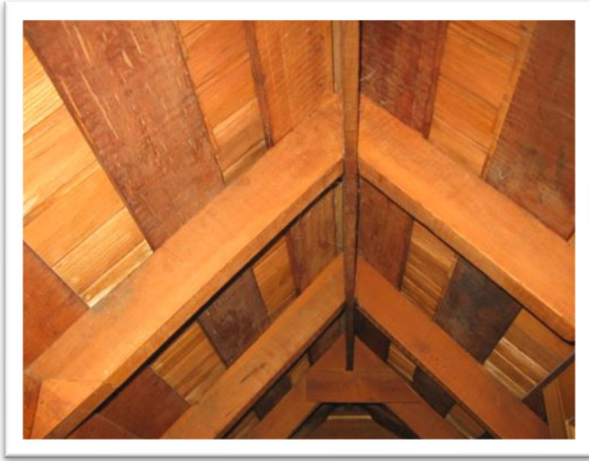
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**Additional Photographs**



APP1-BUILT HERITAGE INVENTORY OF HERITAGE SITES IN SCHED1-HH  
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**APP1-Built Heritage Inventory of Heritage Sites In SCHED1-HH**  
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## HH-23: Waotu-Puketurua Play Centre Building



Date of Photograph: 23/10/2008

### Location and Zoning Information

Address	1262 Waotu Rd, Waotu
Current Owner	Te Waotu War Memorial Park Society
Legal Description	Lot 1 DPS 841 Blk XIII Patetere Nth SD Blk I Patetere Sth SD
Zoning	General Rural Zone
Valuation Number	0541234900
Google Maps Link	<a href="#">Lat:-38.142503, Long:175.688673</a>

### Architecture

Date of Construction	1886
Materials	Timber & iron roof.
Architecture/Engineer/Builder	Unknown
Condition	Excellent. Building was added to in 1916 and moved in the 1980's. (HNZPT). Fully fenced (Public consultation). Extension undertaken in 2002 enabling more space for play centre approved by HNZPT. Building used and maintained with Play centre funding.
Original Site Recommendation	HNZPT Ref: 4238. Heritage Advisor, HNZPT.
Current Use	Waotu-Puketurua Play centre



## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history. Dates from periods of early settlement in South Waikato. Native school in 1886, public education for all. (2 Tangata whenua association) - native school. (3 Community Association) - has important community association and public esteem, community value continued with current use as play centre. (11 Context) - part of the Waotu Heritage Trail. (13 Integrity) - good level of integrity despite minor changes which have been done in keeping with original building.

## District Plan Rules

Demolition - DIS. (Protection focus - 1, 2, 3 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1. Need to be able to manage the effects of and record changes, changes need to be done in keeping with original building.

Repair of the Structure - PER. Refer to HH-R1 Protection focus - 1.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 3.

Internal Changes - DIS. Interior is reasonably intact and warrants protection - doesn't rule out changes but need to be managed and recorded.

Relocation - DIS. Protection focus - 1, 2 and 3. Mitigate the effects of relocation by 1) Consultation with the community and/or consultation with Iwi or special interest groups. 2) Relocate to a similar setting. 3) Documentation (HBD).

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

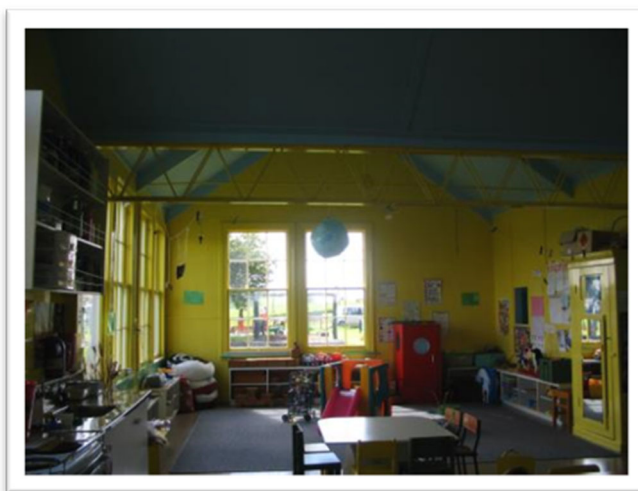
## History

It originally served as the Te Waotu Native School. The building was added to in 1916 and moved to its present location in the 1980's. It is still used for educational purposes. (HNZPT)

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**Additional Photographs**







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## HH-24: Hodderville Homestead, Boys' Home And Training Farm (Front Part Of Main T-Building Only)



Date of Photograph: 27/05/2008

### Location and Zoning Information

Address	978 Old Taupo Rd
Current Owner	Hodderville Farms Ltd
Legal Description	Lots 9 DPS 60062
Zoning	General Rural Zone
Valuation Number	0541306800
Google Maps Link	<a href="#">Lat:-38.120779, Long:175.735931</a>

### Architecture

Date of Construction	Land purchased by Salvation Army in 1917 and opened in 1920.
Materials	Main building approximately T shaped in plan. Central entry porch is classical revival and features a hipped gable roof supported by ionic columns. The entry features central double doors and side doors at each end of the porch. The doors have six lights in the top half and transom lights. The main one story building was originally connected to a two storey building at the point of the T. The two-storey portion was demolished in August 2012. The one story part has gabled roof with parallel gable roofed wings. The gable ends all feature returns, and near the apex of the wall have circular vents with horizontal wooden louvres. The entire main building complex is clad with wooden weatherboards and features double hung windows with six over one lights. Distinctive detailing repeated in other buildings in the complex.
Architecture/Engineer/Builder	Unknown



Condition	Currently vacant except Supervisor's house. Supervisor's house used as a residence. Front of properties being maintained.
Original Site Recommendation	Public consultation, confirmed by Heritage Advisor, HNZPT.
Current Use	Supervisor's house in use. Other buildings vacant.

### Statement of Significance

(1 Historical) - Aspect of history, 1920's through 1950's social responsibility movement, English Farm Cadet programme, and history of the Salvation Army in New Zealand. Reflects important or representative aspects of South Waikato. Home was associated with events, persons, or ideas of importance in South Waikato history, Salvation Army's commitment to social service and community needs as provided by a farm home for orphaned or disadvantaged boys and later as a substance abuse treatment centre. (3 Community Association) - has important community association and public esteem, played a central role in Hodderville and the South Waikato as a social institution (orphanage and farm training facility); associated with the lives of many New Zealand men who passed through its doors over a 60 year period. (6 Educational) - has the potential to educate the public about the history of South Waikato. The Boys' Home was part of NZ social history and could be interpreted and used for discussing both social history and social responsibility with students. (10 Architectural) - consistent style and detailing used throughout complex. (11 Context) - Home part of a complex or landscape. Visual aspects to consider that relate to history, landscape, frontage sweeping drive and front lawn. (12 Rarity) - is a rare type of historic place, only orphanage in South Waikato District (historical aspect, no longer used as an orphanage). (13 Integrity) - good level of integrity.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 3, 6, 10, 11 and 12. Mitigate the effects of demolition by requiring applicant to provide a Historic Building Documentation (HBD) which should include the buildings' history, photographic documentation, and measurements of the building prior to removal. Emphasis should be placed on recording how the building operated as an orphanage and recording any internal or external features that relate to use and the way of life of orphans at the facility.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 6, 10 and 12. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design rules: 1. The overall visual character/shape of the front part of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the structure that should be retained are those elements associated with its historic use as a rare type of structure, i.e.: front façade, lawn, driveway through lawn to building, exterior walls, openings, chimney, and any other special elements identified in the HBD.

Repair of Structure - PER. Refer to HH-R1. Protection focus - 1, 10 and 11.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 3, 6 and 12.

Internal Changes - DIS - buildings is remarkably intact - can still be adapted but effects need active management and recording.

Relocation - DIS. Protection focus - 1, 11 and 12.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand

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Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Surrounds - Protection extends to cover the front yard and the following: -

- Golden macrocarpa (*cupressus macrocarpii*)
- Totaras (2) (*podocarpus totara*)
- Canary Island date palms (*phoenix canariensis*)
- Bay laurel (*laurus nobilis*)
- Deodar (*cedrus deodara*)
- Strawberry tree (*arbutus unedo*)

DIS consent required for tree removal. (normal gardening, pruning and maintenance of tree health is PER). The location and shape of the original driveway should continue to be obvious.

### **History**

The Boys Home included a main building (orphan accommodation/dining room, kitchen, laundry), woodshed, staff quarters, a chapel, farm buildings (milking shed and stables), vegetable garden, a well, a football field, gym and swimming pool (located across *road*). Supervisor's house detached from main building. A Salvation Army home for orphans and boys whose family could not afford to keep them. Also accommodated British Farm Cadets who were training to work in New Zealand. The facility was operated from 1920 to 1989 by the Salvation Army. Toward the end of the homes' operation it was used as a rehabilitation centre for substance abusers. Only orphanage in the South Waikato District. (A. Simmons 09/10/00). Had approx. 80 boys at peak. They attended Hodderville School and worked their way up from kitchen to laundry to farm. At age 12 the boys worked on the Army's 980ha farm. The brighter boys went to Putāruru College. Many of the boys that worked on the Army farm moved to local farm employment once they were mature.

**Additional Photographs**



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## HH-25: The Marble Monument on Heteri



Date of Photograph: 29/07/2008

### Location and Zoning Information

Address	Lake Arapuni Rd
Current Owner	J.P. & E.A. Scheres
Legal Description	
Zoning	General Rural Zone
Valuation Number	0541234800
Google Maps Link	

### Architecture

Date of Construction	1903
Materials	Marble monument with an inscription of lead lettering (Te Waotu Arapuni Heritage Trail Brochure).
Architecture/Engineer/Builder	Unknown
Condition	Reasonable condition. Steel fence barrier protecting from stock.
Original Site Recommendation	Public consultation, confirmed by Heritage Advisor, HNZPT.
Current Use	Monument





## Statement of Significance

(1 Historical) - was associated with events, persons (important person in SWD history - Rongowhitiao Te Puni) or ideas (native school) of importance in South Waikato history, (2 Tangata Whenua) - forms part of a wider historical and cultural complex, Rongowhitiao Te Puni and Te Waotu Native School. (4 Commemorative) - has symbolic or commemorate value, Rongowhitiao Te Puni benefactor of Te Waotu Native School and year of erection 1903. (5 Symbolic) - of special significance to tangata whenua and symbolic value to district. (6 Educational) - has potential to educate public about history of South Waikato, Iwi's role in South Waikato and Rongowhitiao Te Puni. (11 Context) - Part of the context/cultural landscape, part of Te Waotu Heritage Trail. (13 Integrity) - good level of integrity.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 2, 4, 5, 6 and 11.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 4, 5, and 11.

Repair of structure - PER. Refer to HH-R1. Protection focus - 4 and 11.

Internal Changes - Not applicable.

Relocation - DIS. Protection focus - 2, 4, 5, 6 and 11. Relocation/removal may be necessary to preserve an item for future generations and consideration should be given to a) Consultation with the community, and /or consultation with Iwi or special interest groups; b) relocate to a similar setting; c) documentation (HBD).

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

The memorial is in memory of Rongowhitiao Te Puni, initiator and benefactor of Te Waotu Native School. Erected and unveiled on 16 and 17 March 1903, permission to close the school for those two days was granted by the Education Department in honour of such a highly respected Chief. Lead inscription in Maori (inscription to be added to record sheet). (Te Waotu Arapuni Heritage Trail Brochure). A written history by James Allen Barnett (H Barnett 05/02/01).

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## HH-26: Water Tower - Ngatira



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	Ngatira Rd
Current Owner	NZ Railways Corporation
Legal Description	
Zoning	Designated "Railway"
Valuation Number	
Google Maps Link	

### Architecture

Date of Construction	Probably dates from 1885-86 when two other towers were built
Materials	Brick
Architecture/Engineer/Builder	Engineer: James Stewart CE., Builder: Daniell Fullon (HNZPT).
Condition	Good. The tower is essential infrastructure to the private railway. Tower is of robust construction in comparison to towers associated with public railway. (HNZPT). Significant amount of graffiti on bricks.
Original Site Recommendation	Public consultation confirmed by Heritage Advisor, HNZPT.
Current Use	None - Railway Water tower

## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, 1885-1886, transportation and rail history in South Waikato. Dates from periods of early settlement in South Waikato, (6 Educational) - has the potential to provide knowledge and educate public about history of South Waikato and New Zealand. Potential heritage trail/school programme use; transportation, railways in the South Waikato. (7 Archaeology, pre 1900) - the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014, has the potential through archaeological investigation to provide information about NZ and the South Waikato history. (10 Architectural). (11 Context) - forms part of a wider historical and cultural complex - one of three in South Waikato District on same line). (12 Rarity) - it is a rare type of historic place, only a few 1880's railway water towers remain in NZ. (13 Integrity) - has a good level of integrity, structure is not compromised by additions.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 6, 7, 10, 11, 12 and 13. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation, and measurements of the item prior to removal.

Visual aspects to consider that relate to history, landscape/landmark value.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 6, 10, 12 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship and any other special elements identified in the HBD. c) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1, 6, 10, 12 and 13. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of building. Design rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 6, 12 and 13.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Relocation - DIS.



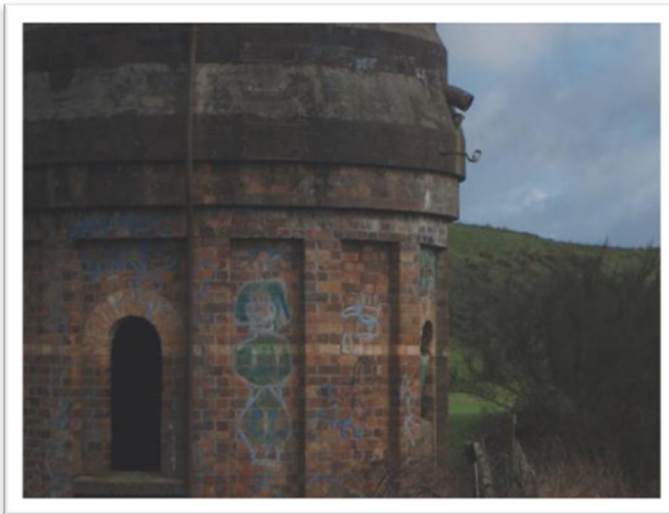
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**History**

No specified information.

**Additional Photographs**



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## HH-27: Walsh Rhyolite House



Date of Photograph: 25/08/2008

### Location and Zoning Information

Address	64 Papanui Street, Tokoroa
Current Owner	J Yang and K Ly
Legal Description	Lot 31 DPS 108
Zoning	General Residential Zone
Valuation Number	0547319100
Google Maps Link	<a href="#">Lat:-38.219731, Long:175.861992</a>

### Architecture

Date of Construction	1940's
Materials	House built from hand cut pink rhyolite rock (only found in the Tokoroa area).
Architecture/Engineer/Builder	Unknown
Condition	Good
Original Site Recommendation	Public consultation and confirmed by Heritage Advisor, HNZPT.
Current Use	Private residence.

## Statement of Significance

(1 Historical) - is an important example of construction using particular material, rhyolite. (10) - Architectural, an example of construction of a building from rhyolite. (12 Rarity) - unique one of a kind? (13) has a good level of integrity. (HNZPT)

## District Plan Rules

Demolition - DIS. Protection focus - 1. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 10, 12 and rhyolite. Discretionary - Rhyolite. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 10 and stone. DIS- stone. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 3 and 6.

Internal Changes - Discretionary. Warrants protection and recording.

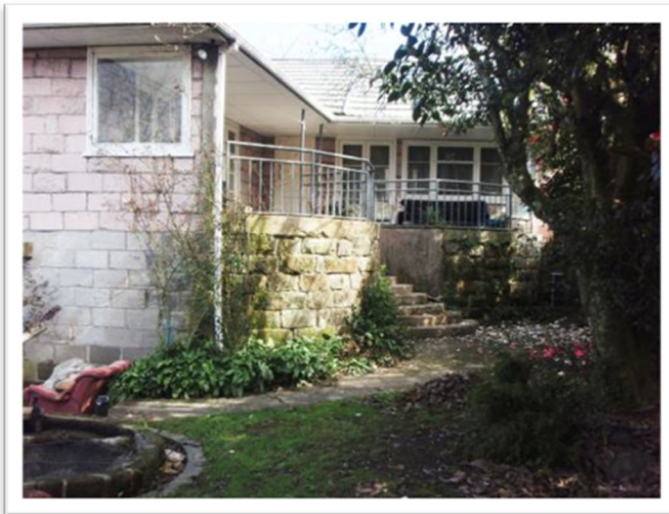
Relocation - DIS. Protection focus - 1, 10 and 12.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

Only known building constructed of this material and therefore is of local importance. Associated with Mr Reg Walsh who cut the rhyolite stone to construct house in his workshop.

**Additional Photographs**



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## HH-28A: Lower Crimp Tram Tunnel



Date of Photograph: 06/07/2011

### Location and Zoning Information

Address	Lower Crimp Road, off Te Whetu Road
Current Owner	NZ Forest Products Ltd
Legal Description	Lot 3 DP 414616
Zoning	General Rural Zone
Valuation Number	0541321904
Google Maps Link	

### Architecture

Date of Construction	1913
Materials	Tram Tunnel excavated into solid rhyolite hillside. No structural supports or other building materials used.
Architecture/Engineer/Builder	Reportedly built by Huntly Coal Miners, but this is doubtful. It is more likely to have been constructed by the Taupo Totara Timber Company.
Condition	Most of the tunnel itself appears to be in reasonable condition, there is evidence of partial erosion of the roof in places and it is reported that the roof has partially collapsed at one end. It also appears that a narrow water course is emanating out of the southern end of the tunnel.
Original Site Recommendation	NZ Archaeological Assn – Site T16/36 - 52129
Current Use	None - disused Tram Tunnel



## Statement of Significance

*Criteria for Scheduling: 1, 6, 7, 9, 11, 12 and 13.*

(1 Historical) – was associated with events, persons or ideas of importance in South Waikato history. (6 Educational) – has the potential to educate public about the history of South Waikato, item on a heritage trail, school programme potential, study of technology. (7 Archaeological) the tunnel environs are protected under the Historic Places Act, as it has the potential through investigation to provide information about the development of the timber industry in New Zealand and represents an important era of South Waikato History. (9 Technological) – is an important example of construction using particular construction methods. (11 Context) – forms part of a wider historical complex (the history of forestry harvesting and associated bush tramways). (12 Rarity) Most bush tramways were designed for a temporary existence and tunnels were not a common feature anyway. (13 Integrity) – has a good level of integrity, much of it is in reasonable condition, there have been no additions or major alterations.

## District Plan Rules

Demolition/Destruction – DIS. Protection focus – 1, 6, 7, 9, 11 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Documentation, which should include: the structure's history, photographic documentation and measurements of the structure prior to demolition /destruction.

Modifications/Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus – 9, 11, and 13. Those elements associated with the historic character, use, rarity, craftsmanship and any other special elements identified in the Historical documentation, should be protected. NB. Erection of gates to secure the entrances to the tunnels is PER.

Repair /Restoration of the Structure – PER. Refer to HH-R1. Protection focus – 6, 7, 9, 11, and 13. Building Materials Rule: If repair or restoration of the tunnel is proposed, where possible the materials used should be similar in type, dimensions and profile as the original. Design Rule: repair or replication work should match the existing design and profile of element. Restoration of missing parts allowed where there is a high level of authenticity.

Re use/Change of use- CON. Refer to Rule HH-R1. Protection focus - 1,6,12 and 13. Any proposed change of use /re use must ensure that adverse effects on the tunnel and its environs are mitigated. Erection of gates to secure the entrances to the tunnels is permitted.

Disturbance of the site surface/earth works- DIS. Protection focus - 1, 6, 7,10,11,12 and 13. – Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where the site on which a structure is located is an 'archaeological site' and the structure is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

The area has had a connection with the timber industry that dates back to the end of the 19th Century. Bush tramways were the principal method of transporting felled timber to the local mills until the late



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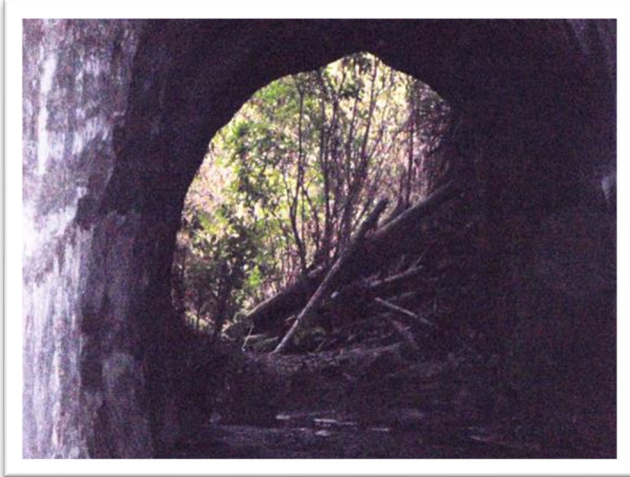
1940s. Due to the steep gradients, tram tunnels had to be constructed in places to enable the trams to travel through some of the areas with the steepest and most challenging terrain.

Bush tramways and associated tram tunnels such as these represent an important example of engineering innovation. From the 1850s, bush tramways formed a common feature in harvesting the forests in New Zealand. Most bush tramways were designed for a temporary existence and tunnels in particular were not a common feature anyway. This tunnel is one of only several that remain in this District and is a rare surviving remnant of the former bush tramway system.



### Additional Photographs

Pick marks where the tunnel was excavated by hand are still clearly visible.



Areas of erosion on ceiling of tunnel clearly visible.



Tunnel floor with evidence of railway sleeper positions still visible. Water course also apparent.

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## HH-28B: Tunnel Road – Western Tram Tunnel



Date of Photograph: 21/07/2011

### Location and Zoning Information

Address	Tunnel Road, off Ngatira Road
Current Owner	NZ Forest Products Ltd
Legal Description	Pt Lot 1 Sec 105 Block XII Patetere North SD
Zoning	General Rural Zone
Valuation Number	0541120300
Google Maps Link	

### Architecture

Date of Construction	Circa 1900
Materials	Tunnel excavated into solid rhyolite hillside. No structural supports or other building material used
Architecture/Engineer/Builder	Believed to have been constructed by the Taupo Totara Timber Company.
Condition	The tunnel itself is in good condition, although the sides are scraped due to vehicles carrying large loads. Also interior walls have recently been subjected to graffiti and scarring by vandals.
Original Site Recommendation	NZ Archaeological Assn – Site T15/192 - 52062
Current Use	None - disused Tram Tunnel.

## Statement of Significance

*Criteria for Scheduling: 1, 6, 7, 9, 11, 12 and 13.*

((1 Historical) – was associated with events, persons or ideas of importance in South Waikato history. (6 Educational) – has the potential to educate public about the history of South Waikato, item on a heritage trail, school programme potential, study of technology. (7 Archaeological) the tunnel environs are protected under the Heritage New Zealand Pouhere Taonga Act 2014, as it has the potential through investigation to provide information about the development of the timber industry in New Zealand and represents an important era of South Waikato History. (9 Technological) – is an important example of construction using particular construction methods. (11 Context) – forms part of a wider historical complex (the history of forestry harvesting and associated bush tramways). (12 Rarity) Most bush tramways were designed for a temporary existence and tunnels were not a common feature anyway. (13 Integrity) – has a good level of integrity, much of it is in reasonable condition, there have been no additions or major alterations.

## District Plan Rules

Demolition/Destruction – DIS. Protection focus – 1, 6, 7, 9, 11 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Documentation, which should include: the structure's history, photographic documentation and measurements of the structure prior to demolition /destruction.

Modifications/Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus – 9, 11, and 13. Those elements associated with the historic character, use, rarity, craftsmanship and any other special elements identified in the Historical documentation, should be protected. NB. Erection of gates to secure the entrances to the tunnels is PER.

Repair /Restoration of the Structure – PER. Refer to HH-R1. Protection focus – 6, 7, 9, 11, and 13. Building Materials Rule: If repair or restoration of the tunnel is proposed, where possible the materials used should be similar in type, dimensions and profile as the original Design Rule: repair or replication work should match the existing design and profile of element. Restoration of missing parts allowed where there is a high level of authenticity.

Re use/Change of use- CON. Refer to HH-R1. Protection focus - 1,6,12 and 13. Any proposed change of use /re use must ensure that adverse effects on the tunnel and its environs are mitigated. Erection of gates to secure the entrances to the tunnels is PER.

Disturbance of the site surface/earth works- DIS. Protection focus - 1, 6, 7,10,11,12 and 13. – Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where the site on which a structure is located is an 'archaeological site' and the structure is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

The area has had a connection with the timber industry that dates back to the end of the 19th Century. Bush tramways were the principal method of transporting felled timber to the local mills until the late



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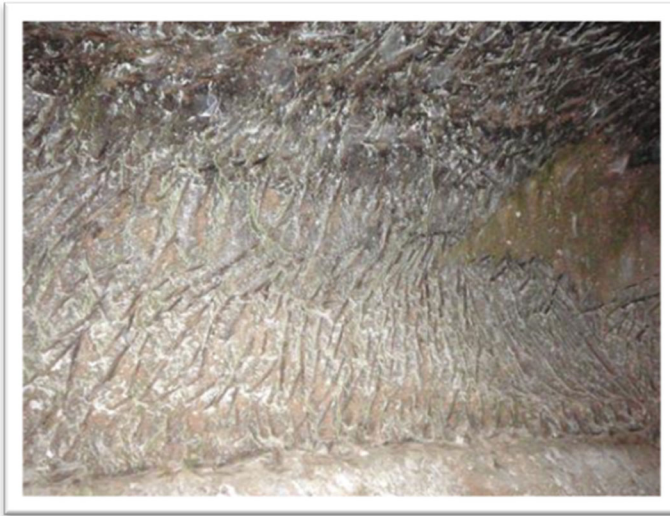
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1940s. Due to the steep gradients, tram tunnels had to be constructed in places to enable the trams to travel through some of the areas with the steepest and most challenging terrain.

Bush tramways and associated tram tunnels such as these represent an important example of engineering innovation. From the 1850s, bush tramways formed a common feature in harvesting the forests in New Zealand. Most bush tramways were designed for a temporary existence and tunnels in particular were not a common feature anyway. This tunnel is one of only several that remain in this District and is a rare surviving remnant of the former bush tramway system.

**Additional Photographs**

Tunnel was excavated by hand. Pick marks are still clearly visible.



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## HH-28C: Tunnel Road – Eastern Tram Tunnel



Date of Photograph: 21/07/2011

### Location and Zoning Information

Address	Junction of Waihou and Tunnel Road, off Ngatira Road
Current Owner	Crown Forestry- MAF
Legal Description	Lot 2 DPS 88269
Zoning	General Rural Zone
Valuation Number	0541128701
Google Maps Link	

### Architecture

Date of Construction	Circa 1900
Materials	Tram Tunnel excavated into solid rhyolite hillside. No structural supports or other building materials used
Architecture/Engineer/Builder	Believed to have been constructed by the Taupo Totara Timber Company.
Condition	Excellent condition overall; however there is evidence of some scraping of the interior walls created by extra wide loads and recently it has been subjected to graffiti and associated scarring of the walls by vandals.
Original Site Recommendation	NZ Archaeological Assn – Site T15/191 - 52061
Current Use	None - disused Tram Tunnel.





## Statement of Significance

*Criteria for Scheduling: 1, 6, 7, 9, 11, 12 and 13.*

(1 Historical) – was associated with events, persons or ideas of importance in South Waikato history. (6 Educational) – has the potential to educate public about the history of South Waikato, item on a heritage trail, school programme potential, study of technology. (7 Archaeological) the tunnel environs are protected under the Heritage New Zealand Pouhere Taonga Act 2014, as it has the potential through investigation to provide information about the development of the timber industry in New Zealand and represents an important era of South Waikato History. (9 Technological) – is an important example of construction using particular construction methods. (11 Context) – forms part of a wider historical complex (the history of forestry harvesting and associated bush tramways). (12 Rarity) Most bush tramways were designed for a temporary existence and tunnels were not a common feature anyway. (13 Integrity) – has a good level of integrity, much of it is in reasonable condition, there have been no additions or major alterations.

## District Plan Rules

Demolition/Destruction – DIS. Protection focus – 1, 6, 7, 9, 11 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Documentation, which should include: the structure's history, photographic documentation and measurements of the structure prior to demolition /destruction.

Modifications/Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus – 9, 11, and 13. Those elements associated with the historic character, use, rarity, craftsmanship and any other special elements identified in the Historical documentation, should be protected. NB. Erection of gates to secure the entrances to the tunnels is PER.

Repair /Restoration of the Structure – PER. Refer to HH-R1. Protection focus – 6, 7, 9, 11, and 13. Building Materials Rule: If repair or restoration of the tunnel is proposed, where possible the materials used should be similar in type, dimensions and profile as the original. Design Rule: repair or replication work should match the existing design and profile of element. Restoration of missing parts allowed where there is a high level of authenticity.

Re use/Change of use- CON. Refer to HH-R1. Protection focus - 1,6,12 and 13. Any proposed change of use /re use must ensure that adverse effects on the tunnel and its environs are mitigated. Erection of gates to secure the entrances to the tunnels is permitted.

Disturbance of the site surface/earth works- DIS. Protection focus - 1, 6, 7,10,11,12 and 13. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where the site on which a structure is located is an 'archaeological site' and the structure is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

The area has had a connection with the timber industry that dates back to the end of the 19th century. Bush tramways were the principal method of transporting felled timber to the local mills until the late

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1940s. Due to the steep gradients, tram tunnels had to be constructed in places to enable the trams to travel through some of the areas with the steepest and most challenging terrain.

Bush tramways and associated tram tunnels such as these represent an important example of engineering innovation. From the 1850s, bush tramways formed a common feature in harvesting the forests in New Zealand. Most bush tramways were designed for a temporary existence and tunnels in particular were not a common feature anyway. This tunnel is one of only several that remain in this District and is a rare surviving remnant of the former bush tramway system.

**Additional Photographs**

Excavated hole for placing oil lamp, just outside tunnel entrance



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## HH-29: Drover's Trough



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	SH 5 Tapapa Located near stock effluent site
Current Owner	Department of Conservation
Legal Description	Pt Sec 77A Selwyn Settlement Blk 1 Patetere NE SD
Zoning	General Rural Zone
Valuation Number	0541126500
Google Maps Link	<a href="#">Lat:-38.000196, Long:175.904143</a>

### Architecture

Date of Construction	
Materials	Concrete.
Architecture/Engineer/Builder	Unknown
Condition	Fair. Bollards located around perimeter of trough.
Original Site Recommendation	Public consultation and confirmed by Heritage Advisor, HNZPT
Current Use	Stock trough.



## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato agricultural history; livestock industry and cattle drives from East Coast to Waikato. (11 Context) - forms part of a wider historical and cultural complex, linked to farming in the South Waikato and Waikato areas. (12 Rarity) - is a rare type of historic place, unusual type of water trough in triangle shape.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 6, 11 and 12. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - Discretionary. Protection focus - 11 and 12. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of Demolition. b) Design rules: 1.The overall visual character/shape of the original structure should be identifiable. The addition should not dominate the existing structure. 2.Special elements that are associated with uniqueness/craftsmanship of the structure should be retained.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 12. Building Materials Rule: If repair of the structure is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the structure. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1.

Internal Changes - Not applicable.

Relocation - DIS. Protection focus - 1, 11 and 12. Mitigate the effects of relocation by requiring the applicant to a) consult with the community, B) relocate to a similar setting and c) document through HBD process.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

## History

Triangle shaped water trough. Water originally supplied by hydraulic ram from Waiohotu Stream. (P Van Dougan 29/09/00). Used on cattle driving route from East Coast to Waikato? Refer to DOC for more info.



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**Additional Photographs**





## HH-30: Barnett Homestead



Date of Photograph: 23/10/2008

### Location and Zoning Information

Address	1690 Wiltsdown Rd, Waotu
Current Owner	Mangaorua Farm Ltd
Legal Description	Pt Lot 3 DP 31897
Zoning	General Rural Zone
Valuation Number	0541236600
Google Maps Link	

### Architecture

Date of Construction	1912
Materials	Weatherboard construction.
Architecture/Engineer/Builder	Unknown
Condition	Fully fenced. "Homestead farm" is operational dairy farm. Maybe altered as windows don't look original in style.
Original Site Recommendation	Public consultation confirmed by Heritage Advisor, HNZPT.
Current Use	Private residence.

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### **Statement of Significance**

(1 Historical) - was associated with events, persons or ideas of importance in South Waikato history, early settlement history in South Waikato and association with a pioneering family involved in farming and timber industry; self-sufficiency demonstrated by homestead having an independent supply of electricity. (6 Educational) - has the potential to educate public about the history of South Waikato, potential to provide information about early settlement in South Waikato as part of a heritage trail or school programme.

### **District Plan Rules**

Demolition - DIS. Protection focus - 1 and 6. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1 and 6.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1 and 6.

Internal Changes - PER.

Relocation - DIS. Protection focus - 1.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Protection extends to cover the Chinese fan palm (*livistona chinensis*) and kauri (*agathis australis*) trees. Discretionary consent required for tree removal. (Normal gardening, pruning and maintenance of tree health is permitted).

### **History**

Early homestead. Family associated with farming and timber ventures, technologically unique as had an independent supply of electricity until 1940.

## HH-31: Te Waotu Post Office - Telegraph Office



Date of Photograph: 23/10/2008

### Location and Zoning Information

Address	Waotu-Putāruru Road
Current Owner	J Scheres
Legal Description	Lot 5 DPS 84848
Zoning	General Rural Zone
Valuation Number	0541236900
Google Maps Link	

### Architecture

Date of Construction	1885 -1886
Materials	Pit sawn kauri and totara.
Architecture/Engineer/Builder	Unknown
Condition	Has had many alterations and additions done to the building over the years. (Public consultation). Alterations need to be researched and documented when various changes made.
Original Site Recommendation	Public consultation and confirmed by Heritage Advisor, HNZPT.
Current Use	Farm workers cottage

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### Statement of Significance

(1 Historical) - was associated with events, persons or ideas of importance in South Waikato history, early postal history in South Waikato, early settlement of Te Waotu 1885/86. (6 Educational) - has the potential to educate public about the history of South Waikato, potential to provide information about early settlement in South Waikato as part of a heritage trail. (7 Archaeology, pre 1900 site) - site can be investigated using archaeological methods to obtain information concerning NZ and South Waikato. (11 Context) - part of wider context of Waotu.

### District Plan Rules

Demolition - DIS. Protection focus - 1, 6, 7 and 11. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1. Still need to control further alterations even though it has been altered over the years as this is part of its history.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1 and 6.

Internal Changes - PER. Protection focus - 1. - needs evaluation to determine is any original features are left to warrant protection - may need to be DIS.

Relocation - DIS. Protection focus - 1.

Disturbance of the site surface/earthworks - Protection focus - 7. Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

### History

Telegraph station run by Ramsay Family. Closed in 1937. Originally a house too?

**Additional Photographs**





## HH-32: Putāruru Post Office



Date of Photograph: 07/08/2008

### Location and Zoning Information

Address	1-25 Kensington St, Putāruru. Cnr of Tirau St & Kensington St, Putāruru
Current Owner	Country Star Properties Ltd
Legal Description	Lot 1 DPS 57699 Blk IV Putāruru Village
Zoning	Town Centre Zone
Valuation Number	0541759602
Google Maps Link	<a href="#">Lat:-38.049717, Long:175.780042</a>

### Architecture

Date of Construction	1968. Opened on 19 June 1970.
Materials	Constructed of thin pre-cast concrete shells which were joined on site with a concrete in-fill. The entire roof surface was weather proofed by elastomeric coating which covers an area of approx. 18,000sq ft. Roof drainage handled by a single down-pipe system at the extremities of lower arches. Crown shaped with a central dome. Roof comprised of thin concrete arches radiating from a central dome. The arches are arranged in two concentric rows, one lower than the other thus creating a crown shaped effect. When the arches are viewed from the interior the fourteen upper arches radiate like spokes from a central hub. The roof form gives the building its notable appearance and provides excellent natural lighting. Roof windows: Each arch contains 4 rectangular single glass



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	windows set in aluminium/steel? frames. Roof Verges: Semi-circular concrete arches. Doors: Sliding and casement with one over one glass
Architecture/Engineer/Builder	FGF Sheppard, Government Architect.
Condition	Excellent. Some internal changes to suit use as a museum. Main foyer intact.
Original Site Recommendation	Public consultation confirmed by Heritage Advisor, NZHPT.
Current Use	Food Court and Café

### Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato, part of postal history in district/government services. Associated with communication and postal history. (3 Community Association) - was associated with events, persons, or ideas of importance in South Waikato history; has important community association and public esteem, history as a post office/post bank part of daily community life. (6 Educational) - has potential to educate public about history of South Waikato, current use as a museum provides the potential for educational use/public access; heritage trail/school programme/postal history tour, etc. (9 Technological) - is an important example of construction using particular construction methods, roof is associated with innovation-use of a fluid applied membrane of Neoprene/Hypalon; use of a thin concrete shell to provide structural strength. (10 Architectural) - is of important design, unusual design to fit site, innovative use of materials. Exterior visual aspects include unusual shape (round), roof-crown shape, notable fenestration in roof openings that provides natural light; internal foyer under crown roof strong part of design. (11 Context) - forms part of a wider historical and cultural complex, strong landscape feature/landmark. (12 Rarity) - is a rare type of historic place, rare design, only post office in NZ with round floor plan and crown shaped roof. Rarity linked to design type and technology. (13 Integrity) - has a good level of integrity, relationship of surrounding buildings/townscape/landscape.

### District Plan Rules

Demolition - DIS. Protection focus - 1,3, 6, 9, 10, 11, 12 and 13. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation and measurements of the item prior to removal. To mitigate the loss of a rare building type, emphasis should be placed on recording how the building operated as a post office.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 3, 6, 10, 11, 12 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1.The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontages. Additions restricted to link structure (enclosed corridors at the back of the building) to provide internal access to any adjacent buildings at the rear of the Post Office. Visual aspects to considered that relate to history, landscape/landmark, public views. The design and landmark qualities of the building should not be compromised by a linked building addition. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Elements of the Post Office that should be retained are those elements associated with its historic use as a rare type of building, i.e. exterior walls, openings, construction materials and any other elements identified in the Historic Building Documentation. c) Building Materials Rule: If the repair of the buildings is proposed the materials used for the exterior walls should be similar in type, dimensions and profile as the existing exterior fabric of the building.

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Repair of the Structure - PER. Refer to HH-R1 Protection focus - 9, 10, 12 and 13. Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building, i.e. brick, metal framed windows etc. Design Rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 3, 6 and 12.

Internal Changes - DIS. Protection focus - 10 - Post Office only? Design Rule: Significant interior spaces and use areas should be identifiable. a) Modification of the Post Office central foyer is not ruled out. b) Modification of the other internal spaces surrounding the Post Office foyer is allowed but alterations must be documented and not detract from the heritage values.

Relocation - DIS. Protection focus - 9, 10, 11 and 12.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

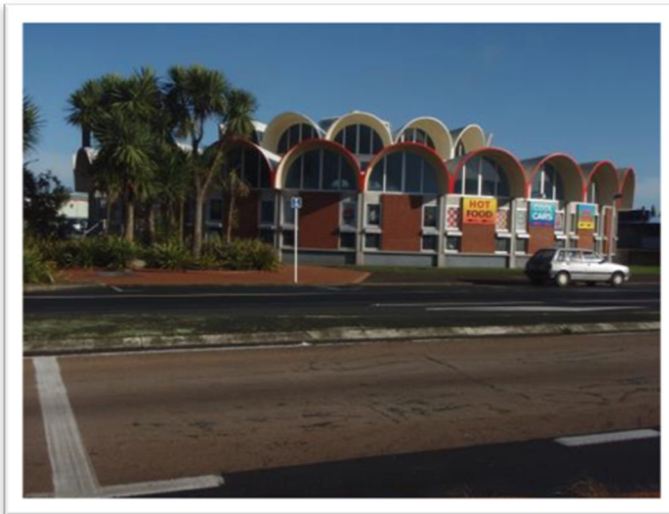
Surrounds - include an identifiable context for the building and to ensure open space retained - further research required for boiler room and bike shed?

## **History**

Only post office in New Zealand that has a round floor plan and crown shaped roof. Postal and Government Services provided to District including mail, telephone, telegraph, banking, auto registration and marriage certificates. Designed in a circular shape to make best use of acute angle section between Tirau and Kensington Streets. Replaced the 1912 post office. (A Simmons 19/02/01).

Land use consent for building alterations was granted in 2010 to facilitate conversion from a café/museum into a food court.

Additional Photographs



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## HH-33: Water Tower - Prospect Avenue



Date of Photograph: 25/07/2008

### Location and Zoning Information

Address	Prospect Avenue , Tirau
Current Owner	NZ Rail
Legal Description	30684 30690 30691 30692 on LO 30626/1
Zoning	Designated "Railway"
Valuation Number	N/A
Google Maps Link	<a href="https://www.google.com/maps/place/37.977061,175.762032">Lat:-37.977061, Long:175.762032</a>

### Architecture

Date of Construction	1885 - 1886
Materials	Two storey. Cylinder. Brick.
Architecture/Engineer/Builder	Architect: Unknown; Engineer: James Stewart; Builder: Daniell Fullon.
Condition	Good. The tower is essential infrastructure to the private railway. Tower is of robust construction in comparison to towers associated with public railway. (HNZPT)
Original Site Recommendation	HNZPT Ref: 4230. Heritage Advisor HNZPT.
Current Use	Railway Water tower - disused (HNZPT)





## Statement of Significance

(1 Historical) - reflects important or representative aspects of South Waikato history, 1885-1886, transportation and rail history in South Waikato. Dates from periods of early settlement in South Waikato, (6 Educational) - has the potential to provide knowledge and educate public about history of South Waikato and New Zealand. Potential heritage trail/school programme use; transportation, railways in the South Waikato. (7 Archaeology, pre 1900) - the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014, has the potential through archaeological investigation to provide information about NZ and the South Waikato history. (10 Architectural) - design - attention to detail even though utilitarian structure. (11 Context) - forms part of a wider historical and cultural complex - one of three in South Waikato District on same line. (12 Rarity) - it is a rare type of historic place, only a few 1880's railway water towers remain in NZ. (13 Integrity) - has a good level of integrity, structure is not compromised by additions.

## District Plan Rules

Demolition - DIS. Protection focus - 1, 6, 7, 10, 11, 12 and 13. Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structure history, photographic documentation, and measurements of the item prior to removal.

Visual aspects to consider that relate to history, landscape/landmark value.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Protection focus - 1, 6, 10, 12 and 13. Effects can be mitigated/remedied through; a) HBD - See mitigating the effects of demolition. b) Design Rules: 1. The overall visual character/shape of the original building should be identifiable. The addition should not dominate the existing building. 2. New work should be restricted to the rear of the building and not be evident from the *road* frontage. 3. The following special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained: Those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship and any other special elements identified in the HBD. c) Building materials rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing fabric of the building.

Repair of the Structure - PER. Refer to HH-R1. Protection focus - 1, 6, 10, 12 and 13. Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of building. Design rule: Repair or replication work should match the existing design and profile of element.

Re-use/Change of Use - PER. Refer to HH-R1. Protection focus - 1, 6, 12 and 13.

Internal - DIS - has room under, should not be compromised especially ceiling which is shaped underside of well.

Disturbance of the site surface/earthworks - Note: Any place that was associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand is an 'archaeological site' (refer to definition of 'archaeological site' in Section 2 of the Heritage New Zealand Pouhere Taonga Act 2014). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval from Heritage New Zealand must be obtained prior to destroying, damaging or modifying any site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished and this involves disturbance to the surface and/or subsurface of the site, approval from Heritage New Zealand is required.

Relocation - DIS



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### History

Originally constructed for the Thames Valley & Rotorua Railway Company to serve as a water storage tower. It is very similar in style to the water towers in Lichfield and Ngatira. (HNZPT).

### Additional Photographs



## HH-34: Motai Niu Pole (T15/193)



Date of Photograph: 29/07/2008

### Location and Zoning Information

Address	Kakoahu Road, Kuranui
Current Owner	H.H. Pate, R & L Kinred & Others
Legal Description	Te Hanga A11 Block
Zoning	General Rural Zone
Valuation Number	0541133600
Google Maps Link	

### Architecture

Date of Construction	1865 (according to local tradition but no exact date could be established)
Materials	Totara
Architecture/Engineer/Builder	
Condition	Good. The wire stays have were replaced or tightened recently. The niu pole was conserved in the 1980s. At that time an archaeological investigation was carried out at the site to gather additional information about the pole. (The report has been added to this record as additional information). The pole was 14 metres high when assessed for conservation in the early 1980s. 2.50 metres were below ground and deteriorated. 1.25m of the pole which was in the ground broke off when it was being removed for treatment. The base dimensions of the pole are 43 x 38 cm. An iron hook is located

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	<p>around the top of the pole. It is believed the hook held a cross timber or spar in place near the top of the pole. The base of the pole is fenced. Local history suggests there was a garden in this zone at the base of the pole. (A paper is attached that describes the pole and the treatments used to stabilise the pole).</p> <p>A small derelict house is located near the pole. The back of the house has collapsed and is open to the weather, but the main structure is still stable.</p>
Original Site Recommendation	<p>Cowan, J (1983) The New Zealand Wars Vol 1. NZAA Site Record T15/193.</p> <p>Martelletti, N (1996) Kuranui Historic Pole NZ Historic Places Trust Magazine.</p> <p>Peters, K (1990) Conservation of a Niu Pole at Kuranui and Excavation Report 1980.</p> <p>Stokes, E (1980) Pai Marire The Niu at Kuranui (Occasional paper no 6)</p>
Current Use	

### Statement of Significance

(1, 3, and 4) Historical the niu pole relates to early New Zealand History and the development of a new religion (Pai Marire) within New Zealand. The site has research potential as an archaeological site and is both a settlement site and religious site.

(5) Important to Tangata whenua as a traditional, historical, religious, commemorative, and educational symbol. The niu was associated with the king movement but the Kuranui pole is specifically noted as associated with Ngati Raukawa and the hapu Ngati Motai.

(7) Potential for Public Education as part of a heritage trail or through school visits.

(11) Rare, the only niu in SWD.

(13) Integrity of the niu is high, it is on its original site and has a relationship with the modified landscape of the setting. The pole has been conserved.

### District Plan Rules

Demolition – NC – Refer to GRUZ-R5

Additions/ Alterations - NC – Refer to GRUZ-R5

Re-use/ Change of Use - NC – Refer to GRUZ-R5.

Internal Changes - Not applicable

Relocation- NC – Refer to GRUZ-R5

Disturbance of the site surface/ earthworks - Note: An archaeological site is any place that was associated with human activity prior to 1900 and is or may be able, through investigation using archaeological methods, to provide evidence relating to the history of New Zealand (Historic Places Act 1993, Section 2). All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and approval must be obtained from Heritage New Zealand prior to destroying, damaging or modifying an archaeological site. Accordingly, where this site on which a building is located is an 'archaeological site' and the building is to be repaired, added to, relocated or demolished

and this involves disturbance of the surface and/or sub-surface of the site, approval from Heritage New Zealand is required.

## History

The Motai Niu Pole or worship pole at Kuranui marks the presence of the Pai Marire or Hauhau movement. The Pai Marire religion was practiced in the area in the late 19th century. The Pai Marire faith was founded by Te Ua Horopapera Haumene of Taranaki. Te Ua's guiding spirit was Atua Pai Marire, the "good and peaceful god". The niu was the central symbol of worship and each tribe that converted to the new religion erected a niu pole under the direction of Te Ua or his sub-priests. Pai Marire was adopted by the Maori King.

By the end of 1865s a niu stood in every large village from Taranaki to the Bay of Plenty (except Arawa) and from the north of Wellington to the Waikato frontier. Several times each day the Hauhau gathered at the foot of the niu pole for worship. They marched in procession round and round the pole chanting in chorus the Pai Marire incantations taught by the prophet.

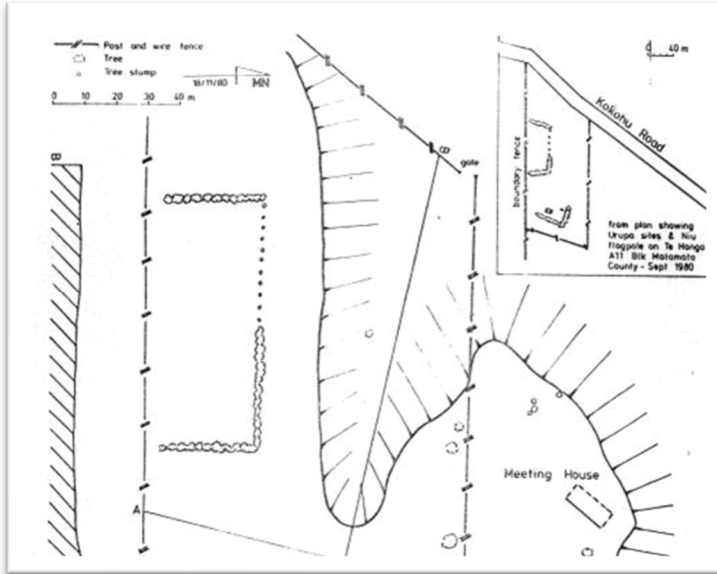
Kuranui was a gathering point for Hauhau in the region. The niu pole at Kuranui belongs to Ngati Motai, a hapu of Ngati Raukawa. Local tradition indicates the pole at Kuranui was erected in 1865. The Motai niu pole was made from a totara tree felled near Katikati. A human figure with a birds head, 'Rupe', is carved near the base of the pole. Rupe represented a dove, the biblical symbol of the Holy Spirit in Pai Marire religion. Rupe was also one of the ancestors associated with Maui.

In the early 1870's Te Kooti was regarded as a leader of the movement and during military pursuit from Taupo he retreated from Tapapa to Kuranui and was sheltered. According to local tradition Te Kooti's flag, Te Whepu (the whip) once flew from the Kuranui niu pole.

A small caretakers house is located near the pole. The last guardian of the pole was Mokai Te Pakaru. He died in 1972 and the site has been abandoned. The archaeological report on the pole conservation notes that according to Mrs Rangipukea Kindred, who lived at Kuranui in her youth, there was a settlement at the site. These are indicated by the line of trees and tree stumps and a meeting house.

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**Additional Photographs**





## HH-35: Stockmans Hut



Date of Photograph: 29/07/2008

### Location and Zoning Information

Address	2670 State Highway 5, Tirau
Current Owner	Duncan Processors Ltd.
Legal Description	Section 50 Block X Paterere North East Survey District (Selwyn Settlement) CT 991/187
Zoning	General Rural Zone
Valuation Number	0541129200
Google Maps Link	

### Architecture

Date of Construction	1935 - 1940; fire place circa early 1950s
Materials	Wooden weather boards; single skin of exterior weather boards on a timber frame. Concrete piles and pre-cast concrete block fireplace. Round nails, rose-head and flat top used to attach boards, repair (re-nailing) is evident. The frame is lashed to the concrete piles with #8 wire (see additional photos). The wire feeds through holes in the piles. The roof is corrugated iron. No metal door or window hardware was evident
Architecture/Engineer/Builder	TS Duncan or more probably Albert Hemmings
Condition	Stable Condition and high level of integrity. Many of the floor boards, some of the weatherboards, the windows, and door are missing. No major areas of wet rot were evident. The

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	building appears very stable considering how exposed it is. The hut is not in use nor has it been used for many years.
Original Site Recommendation	Barker, Eileen (1986) A History of the Tapapa School and District. McMillan, TE (editor) (1995) The Centennial History of the Matamata Plains.
Current Use	Not in use. Popular landscape feature and landmark on the way to and from Rotorua on SH 5. The hut is frequently photographed

### Statement of Significance

Historical –The Hut reflects an important or representative aspect of SWD history, (ie development of farming in the district, and agricultural management ideas). Section 50's history is associated with farming by the Thames Valley Land Company and the leasing by ballot of the Selwyn Settlement block. The paddock (Section 50) and the associated hut relate to the history of land use in the Kaimais and the use of grazing rotation to overcome the ill effects of bush sickness prior to the discovery of the cobalt deficiency.

Educational - The stockman's hut has the potential to be used to educate the public about SWD's history as an item on a heritage trail or school field trip.

Landscape/ Landmark- The hut and associated paddock are a landmark on State Highway 5 for many people. The hut in it's setting are aesthetically pleasing. The hut is frequently photographed and has been used on calendars (including the Duncan Processing Plan calendar).

### District Plan Rules

Demolition- DIS. Protection focus- Mitigate the effects of demolition by requiring the applicant to provide Historical Building Documentation (HBD) which should include: the structures history, photographic documentation and measurements of the item prior to removal.

Additions/ Alterations - Not PER(would have an adverse effect on the integrity of the buildings scale and landmark qualities).

Repair of the Structure - PER. Refer to HH-R1. Protection focus- building materials should be similar in type and dimensions to the existing materials. The finish and profile of the exiting building should be respected and replicated.

Re-use/Change of Use-

Internal Changes - DIS. Protection Focus: building materials should be similar in type and dimensions to the existing materials. The finish and profile of the exiting building should be respected and replicated.

Relocation - DIS. Protection focus- Mitigate the effects by 1) Consulting with the local community and/ or consulting with lwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD).

### History

The hut is located on a fifty acre block that was part of the Selwyn Settlement Block X which was surveyed off in 1905 (SO 13863). The Selwyn Settlement was a series of blocks east of the Waihou River that extended from the northern side of the Kaimai Road southward for eighteen miles along the foot of the ranges to beyond Lichfield. The south-eastern part of the area encompassed the edge of

the Patetere Plateau. The Selwyn Settlement was part of the Thames Valley Land Company estate prior to Government acquisition in 1905. The Thames Valley Land Company had acquired the blocks from the Patetere Company in 1883. Thames Valley Land Company liquidated their holdings in 1891 as a result of the economic depression of the 1880's. The Bank of New Zealand took over the property in 1891 and it was administered by the Assets Administration Board in 1895 and taken over by the Government in 1905.

The Selwyn Settlement comprised 37,444 acres and was divided into 24 farms. Some of the farm allotments were composed of groupings of land, one section in open country and one in the bush country (i.e. Kaharoa- "Highland Farm"). The land was offered by ballot in 1906 for dispersal on lease, with all the improvements, other than buildings, included in the lease price for the section.

Survey plan SO 13863 (1905) shows section 50 and the notation "good grass, cocksfoot & c". Section 50 is set in the middle of a wooded landscape near the Kaharoa Clearing. The description of the paddock indicates the pasture had been cleared and cultivated probably by the Thames Valley Land Company. T.S Duncan was the successful applicant for Sections 81 (248 acres) which included Sections 49 (352 acres) and Section 50 (57 acres). The sections were combined so stock could be rotated since Sections 49 and 50 (near Mamaku) were in the "black ring" or bush sickness area where the soil was cobalt deficient. (The cobalt deficiency was discovered after the discovery that stock rotation solved the problem of stock health in the black ring.)

In 1935 Albert Hemming a Mamaku Farmer leased the land as second class land under the land for Settlements Act (1925) for an annual rent of one pound and ten shillings for thirty years (CT 619/241). The capital value of the land was estimated as thirty pounds at the time he leased it. The lease price for section 50 suggests that it probably contained an improvement, such as a well or tank or possibly the Stockman's Hut. Under the terms of the lease the lessee agreed to put on the land substantial improvements of a permanent character (ie land clearing, weed control, fencing, cultivation, drains, gardens, roads, wells or water tanks, sheep dips, and non-movable buildings.) Albert Hemming owned Hemmings mill on the Old Tapapa Road and kept bullocks for logging on the Waimakariri Road. The Hemmings mill was a small mill that was moved to Okoroire in the 1930's.

Four years after Albert Hemmings leased section 50 the lease was transferred to Cecil Hemmings, farmer, Mamaku (1939, Transmission 43803 CT 619/241). In 1940 Cecil Hemmings transferred the lease to Otto Francis Hemmings of Okororie a Saw Miller (Transmission 321310 CT 619/241). Otto Hemmings paid 60 pounds for the section shown as renewable lease no 1935 (CT199/286). The land value had doubled in five years suggesting improvements had been made. The stockman's hut may have been added during Albert Hemmings tenure (1935-1939). Albert Hemming had the resources to construct the hut, ie saw mill and a bullock team for lumber transport). The style of the hut and materials used suggest a date of mid 1930 or later.

Section 50 was transferred back to Cecil Hemming (farmer) in 1951 and a certificate of title was produced (CT 991/187). The section was sold in 1956 to Laurie H Major, farmer (Tapapa) and in 1966 to Hugh J Lithgow, farmer (Tirau).

Section 50 is east of the Tapapa water supply troughs for the accommodation paddocks along the Tapapa/ Rotorua Road (St Hwy 5). During the visit to the hut the manager of Duncan Processors Ltd. noted that he had been told the paddock where the hut was had been used as a resting paddock for stock. He noted that there was considerable interest in the hut and people often stopped to photograph it.

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**Additional Photographs**



## HH-36: Te Whetu School / Tokoroa Red Cross Hall



Date of Photograph: 29/07/2008

### Location and Zoning Information

Address	4 Paraonui Road, Tokoroa (adjacent to the reserve (lot #2) and accessed by the driveway for 6 Paraonui Road
Current Owner	D & A.P. Duggan
Legal Description	Lot 1 DP 373480
Zoning	General Residential Zone
Valuation Number	0547200301
Google Maps Link	

### Architecture

Date of Construction	1925
Materials	Exterior - wood with a corrugated iron roof. Interior- wood and gib (note: recently relined with gib board)
Architecture/Engineer/Builder	Building Type: Linear Design Classroom (Kellaway 1981) This type of classroom design was constructed by the Auckland Education Board from about 1920 through 1928. The 'Linear Design Classroom' has no windows on the gable ends nor the type of roof ventilation typical in previous school designs. The 'Linear Design' featured windows on the north facing wall to take advantage of natural light with transoms windows for ventilation.



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	<p>Te Whetu School is L-shaped in plan with a gabled roof and is clad in weatherboard. The structure was designed for a small school population and features a single classroom. The main entry is formed by a small recessed porch located between the toilet/ washroom and the teacher's room. The main entry opens into a short hall that provides access to the teachers room, toilet/ washroom, and classroom. A second exterior access door is located at the gable end of the classroom. The main classroom roof extends over the toilet/ washroom and teachers room. The corrugated iron roof still features a stove pipe. The stove would have been the main source of heat for the school. Photographs of the school on site at Te Whetu suggest that the exterior of the building has been altered very little over the years.</p>
Condition	<p>Excellent. Recently repainted and being converted into a self contained residence (June 2007).</p>
Original Site Recommendation	<p>De Lisle, Leslie 2006 pers communication to Alexy Simmons about the Red Cross Hall in Tokoroa. Kellaway, J W 1981 Education 150 from Schoolhouse to Classpace in the Waikato- Bay of Plenty. On file Hamilton Public Library. Putaruru Press, 20 October 1961 Scherer, Vicki 1992 Putāruru Home of the Owl. Published by South Waikato District Council. Vennell, CW and Mona Gordon, MEW FitzGerald, TE McMillan, G Gilmore Griffiths 1951 Centennial History of Matamata Plains. Matamata County Council.</p>
Current Use	<p>Residential</p>

### Statement of Significance

1. Historical aspect - Te Whetu school represents the economic influence the timber industry had on Te Whetu. Community growth resulted in the establishment of institutions like schools, public halls, and churches. The structure continued to function as a community building when it was relocated to Tokoroa in the 1960s and acquired a history in Tokoroa as the Red Cross Hall. Its public use has only recently changed.

The building is a good example of the 'Linear Design Classroom' style used by the Education Board in the 1920s. A feature of the design is the use of natural light and ventilation. This element of the building has not been modified over the years and remains a dominant feature of the building.

#### Integrity-

The exterior architectural integrity of the building is good. (The structures exterior profile and form has changed little based on comparison with historic photographs). The building still features the original cladding, fenestration and the original classroom/ playground access door. The main entry door is a four panelled style that was used in school buildings from an earlier period (i.e. this style of door is shown in school drawings and contract plans for circa 1880 to 1913). The main entry door may have been inserted recently or been a replacement door inserted during the buildings use as a school. The exterior design continues to communicate the structures original design and use as a school.



The historical integrity of the building as a school has been affected by relocation and use. The building was relocated from Te Whetu to Tokoroa in 1965 for use as a Red Cross Hall. The new public use in 1965 reflects the common practice of reuse and relocation of community buildings for public purposes. Since 1965 the building has accrued approximately forty years of history on its current site as a public hall. The 'Linear Design Classroom' retained its interior and exterior integrity during its use as a Red Cross Hall. This included retention of a blackboard on one wall.

Recently the interior architectural integrity of the building and use of the building as a public facility has changed. The building has been relined and is currently being converted into a residence. Although the interior of the building has been altered substantially the exterior elements of the building remain and still communicate its original use as a school and later use as a public hall.

Education- The building could be included as an item on a heritage trail of Tokoroa with directions provided for viewing the structure from the reserve.

Te Whetu School/ Tokoroa Red Cross Hall/ residence still retains its original external form. It could be interpreted as it was built and originally used, i.e. Te Whetu School. It could also be interpreted as it was recycled and reused as Tokoroa's Red Cross Hall for approximately forty years.

An interpretation sign could be erect on the reserve opposite the structure that contains historic photographs and describes the structures history. Alterations could also be made to the reserve fence to make the building more visible. (note: this could include lowering a section of the fence and inserting plexi-glass panels).

### **District Plan Rules**

Demolition- DIS. Refer to GRZ-R3 Protection focus- Avoid demolition. If demolition is the only option document the structure.

Relocation- DIS. Refer to GRZ-R3. Protection focus- Mitigate the effects by 1) Consulting with the local community, and/ or consulting with Iwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD).

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Refer to GRZ-R3. Protection focus- form, scale, exterior elements that indicate previous use as a 1925 school- "Linear Design Classroom."

The design form and scale of the building is small and indicative of its original use and should not be compromised by additions. The most significant elevation is the elevation parallel to the reserve. This elevation should not be modified.

The most significant exterior design element is the fenestration on the classroom wall, ie the four double hung wooden sash windows with transoms. The windows should not be compromised by removal or external alterations or replacement. If double pane glass is desired this should consist of an internal layer of glass. If repair is required the existing fenestration should be matched.

The building is clad in weatherboard. If repairs are required this element should be retained by repair and replacement with boards of a similar profile.

The roof is clad in corrugated iron. The roofing profile should be retained by repair/ replacement with corrugated iron of the same profile. No dormers should be inserted into the roof line. A flush sky light could be inserted on the rear roof of the building to provide more natural light and ventilation.

The door at the end of the classroom is an original door and should be retained. If repair is required the door should be replicated or replaced with one of the same style.

Re-use/ Change of Use- This has already occurred.

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Internal Changes- These have already occurred.

## History

The former Te Whetu School/Tokoroa Red Cross Hall was the second school in Te Whetu. The school was in use for approximately 40 years.

Te Whetu had a series of schools that reflected the growth and eventual decline of the community. Over the years a total of 889 pupils passed through the Te Whetu school, the majority of these students would have spent many of their school years in the 'Linear Design Classroom'. When the school had its school jubilee in 1961, it had a roll of 38 pupils.

The first school at Te Whetu was opened on 4 September, 1911 to its first intake of students. Establishment of the school was associated with timber harvest in the region and the growth of Te Whetu. Bartholomew Land and Timber Company commenced operation at Te Whetu in 1910. Te Whetu grew from a small Maori settlement to a village of 150 people with its own store, town hall, and school.

The first school building was probably provided by the local community or the mill. The school was described as being "a very plain, unpainted building on a site close to the mill" (Putāruru Press 20 October 1961). The 1911 school was probably near the South Taranaki Timber Company mill and not the Bartholomew Land and Timber Company (based on references made in a newspaper article about the school reunion). In approximately 1925 the pine forest was planted at Te Whetu. At that time the school was relocated to a site away from the mill. Whether the old building was relocated is not known.

A new school was constructed at Te Whetu in 1925 by the Auckland Education Board. This school is the building located on Paraonui Road adjacent to the reserve (#4 Paraonui Road). The school was a 'Linear Design Classroom'. The 'Linear Design' featured windows on the north wall instead of the gable end to make use of natural light (Kellaway 1981). The design focus was on increasing student health through classrooms that featured sunlight and natural ventilation. Ventilation was through the transom above the double hung sash windows. The classroom layout featured blackboards on the gable ends. Until recently Te Whetu School still had its blackboard. (Red Cross member Leslie De Lisle pers comm. 2006: "the building still contains the original blackboard and is a large hall like structure").

Photographs taken of the Te Whetu School show two school buildings of different designs adjacent to the 'Linear Design Classroom' (see attached photographs under additional photographs). These buildings appear to date from different periods of time. The older of the two structures had a low gable roof with vertical battens on the exterior walls. This building may have been erected as a temporary classroom in the late 1940s or early 1950s and is similar to the unit classroom, AK1 style, (Kellaway 1981:200). If the classroom was the AK1 style it was probably clad in asbestos cement panels and considered a temporary structure (see attached photographs and Kellaway 1981:200-203). By the 1960s this structure was replaced by an SA1 classroom (see photograph). The SA1 classroom was clad in weather board and featured a shed roof that shaded the front casement windows. This style of building was used from approximately 1953 through the following ten years. The SA1 plan size was modified by the Education Board over the years. The later designs had an extended front roof that formed a narrow veranda. The veranda was used as an external corridor between classrooms.

In the 1960s the two buildings that comprised Te Whetu School became redundant, ie the 'Linear Design Classroom' and the SA1 classroom. Both buildings were relocated. (Newspaper comments suggest the SA1 classroom was shifted to another school).

The 'Linear Design Classroom' was relocated in 1965 by the Tokoroa Red Cross and placed on the site adjacent to the reserve on Paraonui Street. Recently the Tokoroa Red Cross ceased using the building due to a decline in membership.



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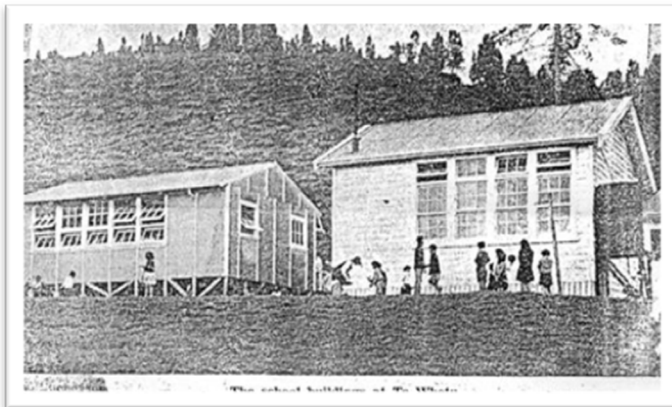
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The building has now been converted into a residence. The classroom has been lined with gip and a partial mezzanine floor has been inserted in one corner. The mezzanine floor has been designed as a sleeping loft and is located in the northwest corner of the classroom. The 'sleeping loft' corner of the classroom has no historic openings (doors or windows). The loft is set back from the main classroom windows and was not apparent from the exterior during the day.

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**Additional Photographs**



## HH-37: BNZ Bank - Putāruru



Date of Photograph: 11/11/2008

### Location and Zoning Information

Address	corner of Main Street, Princes Street, and Overdale Street.
Current Owner	Gocon Ltd
Legal Description	Pt Lots 28 + 29 DP14428
Zoning	Town Centre Zone
Valuation Number	0541728000
Google Maps Link	<a href="#">Lat:-38.05149, Long:175.778591</a>

### Architecture

Date of Construction	1940s
Materials	The bank is two storied and features the banking facilities on the ground floor and the manager's residence on the top floor. The manager ceased occupying the building in the late 1960's. The BNZ design is typical of the interwar functionalist style: cubic massing, simple geometric shapes, free of non-functional ornaments, roof concealed by a parapet, metal framed ribbon windows, and cantilevered hoods over the openings. The manager's house is not evident from the front façade. Domestic features associated with the residence are focused at the rear of the building. The manager's garage is still located behind the building.
Architecture/Engineer/Builder	The bank has a strong architectural presence in Putāruru. The bank was designed in 1941 by Edgecumbe and White, a well known regional architectural firm that was located in Hamilton. The bank was remodelled in 1970 by White and MacDonald, Hamilton. The remodelling has had a nil to minor effect on the original exterior. The interior has been remodelled but the



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	changes are not dramatic. (The building plans are stored at the bank)
Condition	The building is in excellent condition and in use as a BNZ bank.
Original Site Recommendation	
Current Use	BNZ bank.

### Statement of Significance

Criteria for Scheduling: 1, 3, 5, 6, 10, 11, and 12

1. Aspect of history - associated with business confidence in the timber industry and agriculture in the district.
3. Community association – associated with the economic growth of Putāruru into a town in the late 1930's. Putāruru's business community.
5. Symbolic - economic growth in the district
6. Educational Use – could be included as an item on a heritage trail.
10. Architectural - example of inter war functionalist style, designed by Edgecumbe and White (Hamilton).
11. Context cultural landscape/complex or group – anchors the commercial district of Putāruru.
12. Integrity – good condition/but altered (note: Previous Alterations notes: based on the architectural plans the central entry and architrave were moved to their current location, off centre, in 1970s. The entry was inserted in the opening occupied by windows and the window relocated to the central entry. Tile roof replaced by corrugated iron. Two of the three chimneys were removed. Interior was remodelled in the 1970s).

### District Plan Rules

Demolition – DIS. Refer to HH-R3. Protection focus - 1, 3, 5, 6, 10, 11, and 12. Mitigate the effects of demolition by requiring the applicant to provide a Historical Building Documentation (HBD) which should include: the structure's history, photographic documentation, and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Refer to HH-R3. Protection focus – 10. Effects can be mitigated/ remedied through a) an HBD (see mitigating the effects of demolition). b) Design Rules: The overall visual character/ shape of the original building should be identifiable. The addition should not dominate the existing building frontage on Main, Princes, and Overdale Streets or affect the cubic massing/shape, except at the rear of the building. New work should be restricted to the rear of the building and not be evident from the *street/road* frontage. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained:

- Parapet
- Fenestration (1st and 2nd floor metal windows), sills and mullions between windows
- Entry architrave, transom window, sill with building date
- Round port-hole window on the rear west elevation
- Lentils projecting over the windows

- Brick cladding (stretcher bond) and side on brick base course under the front ground floor windows
- Wide concrete building base
- Plain concrete cornice

Other elements of the structure that should be retained are those elements associated with the structure's historic character, use, rarity, landmark values, craftsmanship, etc. (i.e. façade, exterior walls, openings, chimney, landscape, and any other special elements identified in the HBD. c) Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements (i.e. windows, mullions, lentils, building base, and central entry surround) should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure –DIS. Refer to Rule HH-R3. Protection focus – 10. a) Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building. b) Design Rule: Repair or replication work should match the existing design, profile, and texture of the building elements.

Reuse/Change of Use – DIS. Refer to Rule HH-R3. Protection focus - 1, 3, and 5. This is generally allowed and supported. Rationale for supporting reuse - history is an ongoing process. Reuse of historic structures in most instances ensures the structure is retained for future generations. Advice or Community concerns will be considered as well as economic viability, Occupational Safety and Health, zoning, etc.

Disturbance of the site surface/earthworks – PER. Refer to HH-R1. Protection focus – 7. Existing plan rule relating to archaeological sites. This only applies if evidence is found to indicate that there was a pre-1900 site in the development zone.

Internal Changes – PER. Refer to HH-R1 Protection focus – 10. Design Rule: Significant interior spaces and use areas should be identifiable. Historic elements should be retained. Remodelling is allowed but alterations must be documented (HBD).

Relocation – DIS. Refer to Rule HH-R3. Protection focus – 1 and 3. Relocation may be necessary to preserve an item for future generations. Mitigate the effects by 1) Consulting with the local community and/ or consulting with Iwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD). 4) Applying rules relating to archaeological sites.

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## HH-38: Putāruru Hotel



Date of Photograph: 04/09/2008

### Location and Zoning Information

Address	corner of Arapuni Street and Princes Street. (79 Princes Street).
Current Owner	R & LM Norbis Ltd
Legal Description	Pt Lot 6 DPS 6183
Zoning	Commercial Zone
Valuation Number	0541728800
Google Maps Link	<a href="https://www.google.com/maps/place/79+Princes+Street,+Putaruru,+New+Zealand/@38.053378,175.779925,15z">Lat:-38.053378, Long:175.779925</a>

### Architecture

Date of Construction	
Materials	It is composed of modern material, i.e. Reinforced concrete and steel. The interior was not viewed.
Architecture/Engineer/Builder	The hotel's architectural style is inter-war art deco. The massing is asymmetrical. The projecting semi-circular entry emphasises the building's mass. It features exposed hipped gable roof lines, which are common after 1940. The exterior finishes are smooth, sleek, and have minimal ornamentation.
Condition	The building has had a series of additions. Some of the additions match the existing architectural style. The additions are located at the rear and on one side of the building and have only a minor effect on the buildings architectural integrity.
Original Site Recommendation	
Current Use	The hotel is still in use and is widely advertised on tourist travel sites.

## Statement of Significance

### *Criteria for Scheduling: 1, 3, 6, 10, 11, and 12*

1. Historical Aspect - associated with Putāruru RR Station (a Junction Station with 2 platforms) provided accommodation for travellers. Replaced the earlier, much smaller Putāruru Junction Hotel.
3. Community association – associated with the growth of Putāruru in the late 1930's and through 1950's as a regional centre for the agriculture and timber industry.
6. Educational Use –could be included as an item on a heritage trail,
10. Architectural- Example of inter war Art Deco Style with some international style elements
11. Context cultural landscape/ complex or group – Anchors the southern end of Putāruru. A large hotel complex that expanded rapidly and occupies a large corner section near the RR Station. Demonstrates the commercial vitality the town had in the past.
12. Integrity –good condition/ additions do not compromise the structure

## District Plan Rules

Demolition – DIS. Refer to Rule HH-R3. Protection focus - 1, 3, 6, 10, 11, and 12. Mitigate the effects of demolition by requiring the applicant to provide a Historical Building Documentation (HBD) which should include: the structure's history, photographic documentation, and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Refer to Rule HH-R3. Protection focus 10. Effects can be mitigated/ remedied through: a) HBD (see mitigating the effects of demolition). b) Design Rules: The overall visual character/ shape of the original building should be identifiable. The addition should not dominate the existing building frontage on Arapuni Street and Princes Street. The open view of the hotel from the street should be retained. Fences/hedges over 1m in height between the *road* boundary and the building are discretionary. (The garden / lawn supports the architectural impact of the building). New work should be restricted to the rear of the building and not be evident from the *street/ road* frontage. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained:

- The central two storied bowed entry, including the polished granite (or marble?) central entry, bay windows on either side of the central entry, brick building base under bays, projecting 2nd floor window over the central entry, and other first and second floor fenestration (windows).
- Fenestration (1st and 2nd floors windows) and window sills
- Smooth exterior walls
- Tiled roof
- Other elements of the structure that should be retained are those elements associated with the structures historic character, use, rarity, landmark values, craftsmanship, etc i.e. Façade, exterior walls, openings, chimney, landscape, and any other special elements identified in the HBD.

c) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements (i.e. Windows, building base, and central entry surround) should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure –PER. Refer to HH-R1. Protection focus – 10. a) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements (i.e. windows, building base, and central entry surround) should be similar in type, dimensions and profile as the

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existing exterior fabric of the building. b) Design Rule: Repair or replication work should match the existing design, profile, texture (i.e. brick, tile, smooth concrete, metal) of the building elements.

Reuse/Change of Use –PER. Refer to HH-R1. Protection focus – 1 and 11. This is generally allowed and supported. Rationale for supporting reuse - history is an ongoing process. Reuse of historic structures in most instances ensures the structure is retained for future generations. Advice or Community concerns will be considered as well as economic viability, Occupational Safety and Health, zoning, etc.

Disturbance of the site surface / earthworks – PER Refer to HH-R1. Protection focus - 7. Existing plan rule relating to archaeological sites. This only applies if evidence is found to indicate that there was a pre-1900 site in the development zone.

Internal Changes –PER. Refer to HH-R1. Protection focus - 10. Design Rule: Significant interior spaces and use areas should be identifiable. Historic elements should be retained. Remodelling of rooms, hallways, and facilities (kitchens, etc) and the foyer is allowed but alterations must be documented (HBD).

Relocation – DIS. Refer to Rule HH-R3. Protection focus - 1, 3, and 11. Relocation may be necessary to preserve an item for future generations. Mitigate the effects by 1) Consulting with the local community and/ or consulting with Iwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD), 4) Applying the rules relating to archaeological sites.

### **History**

Notes: This is not the Putāruru Junction Hotel, which was documented on the heritage inventory form. The existing Putāruru Hotel may have replaced the Putāruru Junction Hotel. The hotel probably filled a need for additional beds near the station when Putāruru station hosted two trains a day.

Documenting this building through historical research would be worthwhile and assist in creating a more robust listing.



## HH-39: Woodstock Homestead and Farm Complex



Date of Photograph: 11/11/2008

### Location and Zoning Information

Address	Somerville Road (part of Somerville Farm 208 Somerville Rd)
Current Owner	Avec Lait Ltd
Legal Description	Lot 2 DP 3478
Zoning	General Rural Zone
Valuation Number	0541108300
Google Maps Link	

### Architecture

Date of Construction	1883
Materials	The house belonged to the Somerville family. In 1888-89 the house was moved in sections to the present site.
Architecture/Engineer/Builder	Built by the Thames Valley Land Company
Condition	Woodstock house has been added to over the years. The additions are at the rear of the house and there has been attention to matching the cladding
Original Site Recommendation	
Current Use	

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### Statement of Significance

*Criteria for Scheduling: 1, 3, 6, 7, 10, 11, and 12*

1. Historical aspect - associated with settlement of the district in the 1880's, i.e. initially the timber industry and for most of its history agriculture.
3. Community association –Historic Woodstock Farm.
6. Educational Use –could be included as an item on a heritage trail.
7. Archaeology- pre 1900 the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014; has the potential through archaeological investigation to provide information about New Zealand and the South Waikato District's history.
10. Architectural- Example of Victorian Domestic Architecture.
11. Context cultural landscape/ complex or group – homestead set in a woodland garden with adjacent barn and fields.
12. Integrity –good condition.

### District Plan Rules

Demolition – DIS. Protection focus - 1, 3, 5, 6, 10, 11, and 12. Mitigate the effects of demolition by requiring the applicant to provide a Historical Building Documentation (HBD) which should include: the structure's history, photographic documentation, and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Refer to Rule HH-R3. Protection focus - 1, 3, and 10. Effects can be mitigated/ remedied through: a) HBD (see mitigating the effects of demolition). b) Design Rules: The overall visual character/ shape of the original building should be identifiable. The addition should not dominate the existing building frontage or affect the shape of the building. New work should be restricted to the rear of the building and in keeping with the building. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained:

- Central four panelled glazed door with side lights and transom window
- Double hung sash windows with ornate architraves. Fenestration
- Front veranda
- Chimneys
- Hipped roof with cross gables
- Other elements of the structure that should be retained are those elements associated with the structure's historic character, use, rarity, landmark values, craftsmanship, etc i.e. Façade, exterior walls, openings, chimney, landscape, and any other special elements identified in the HBD.

c) Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the historic fabric of the building.

Repair of the Structure – PER. Refer to HH-R1. Protection focus – 1 and 10. a) Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the historic exterior fabric of the building. b) Design Rule:

Repair or replication work should match the existing design, profile, and materials of the historic building elements.

Reuse/ Change of Use – PER. Refer to HH-R1. Protection focus 1 and 3. This is generally allowed and supported. Rationale for supporting reuse- History is an ongoing process. Reuse of historic structures in most instances ensures the structure is retained for future generations. Advice or community concerns will be considered as well as economic viability, Occupational Safety and Health, zoning, etc.

Disturbance of the site surface/earthworks – PER. Refer to HH-R1. Protection focus – 7. Existing plan rule relating to archaeological sites. This is a pre-1900 structure and there is a potential that archaeological deposits could be found if earthworks are carried out under or adjacent to the building.

Internal Changes – PER. Refer to HH-R1. Protection focus – 10. Design Rule: Significant historic interior spaces, central hall, and use areas should be identifiable. Elements like fire place surrounds, architraves, double pocket doors, panelled ceilings, skirting, hardware, etc. Should be retained. Remodelling is allowed but alterations must be documented (HBD).

Relocation – DIS. Refer to Rule HH-R3. Protection focus – 1 and 3. Relocation may be necessary to preserve an item for future generations. Mitigate the effects by 1) Consulting with the local community and/ or consulting with Iwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD), 4) Applying rules relating to archaeological sites.

## History

The house, garden, and barn should be included on the schedule as a farm complex. Woodstock homestead is located on a rise and is picturesque. The house is located on a farm and set in a woodland garden with large established trees, shrubs, perennials, and bulbs. There is an old garage and a barn adjacent to the house. Woodstock House has substantial architectural and landscape integrity. The architecture externally and internally is typical of quality homesteads of the 1880s and is one of a few homesteads in the South Waikato.

It has a wide veranda and typical hipped gabled roof with double cross gables. The original elements of the building, central four panel glazed door with side lights and transom window, double hung sash windows with ornate architrave surround, have been retained along with the original chimneys, and many internal design features. Internal elements include pocket sliding doors, fire surrounds, paneled ceilings, ornate architraves and skirting, etc.

Land use consent was granted on 2 February 2012 for alterations and a minor extension to Woodstock homestead. The applicants proposed to remove the existing modern rear extension and construct a new larger extension in its place. Internal remodelling and alterations to the existing layout, including the provision of a new bathroom and additional en-suite facilities etc were also proposed, with verandahs added to the side and rear. The proposed alterations were to enable the property to be used as guest house accommodation.

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**Additional Photographs**



## HH-40: WDFB Building, Putāruru



Date of Photograph: 04/09/2008

### Location and Zoning Information

Address	Overdale Street adjacent to the monument and across from the Library.
Current Owner	SWDC
Legal Description	Lot 5 DPS 4338
Zoning	Commercial Zone
Valuation Number	0541735600
Google Maps Link	<a href="#">Lat:-38.050706, Long:175.778594</a>

### Architecture

Date of Construction	1930s
Materials	The building is located on a slight rise and has a sweeping entry. The covered porch and double doors suit the building's use as a hall. The façade is slightly asymmetrical, but appears balanced. It has the low restrained style of a bungalow-cottage with its boxed eaves and porch tucked into the building. The WDFB building probably dates from the 1930's based on the architecture. The building has good architectural integrity. The external and internal architectural elements have been retained, i.e. original double doors, central entry, bow windows on the front façade, casement window, interior paneling, fireplace and a large meeting room.

Architecture/Engineer/Builder

Condition	The building has been altered through additions on the sides and rear of the building. Additional research would be useful and provide information about when the building was altered. In general the alterations have been restrained and
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	have not affected the street façade. The building has retained substantial architectural integrity.
Original Site Recommendation	
Current Use	The current use, as a contract bridge club rooms, is in keeping with the building's original purpose and use, i.e. for meetings, functions, and WDFB business.

### Statement of Significance

#### *Criteria for Scheduling: 1, 3, 6, 10, and 12*

1. Aspect of history - associated with the agriculture industry in SWDC.
3. Community association – politics and social life in Putāruru.
6. Educational Use – could be included as an item on a heritage trail.
10. Architectural - example of the bungalow cottage style (circa 1930s).
12. Integrity –good condition/ additions do not compromise the street frontage of the structure.

### District Plan Rules

Demolition - NC. Protection focus - 1, 3, 6, 10, and 12. Mitigate the effects of demolition by requiring the applicant to provide a Historical Building Documentation (HBD) should include the structure's history, photographic documentation, and measurements of the item prior to removal.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations – DIS, refer to Rule HH-R3. Protection focus – 10. Effects can be mitigated/ remedied through: a) HBD (see mitigating the effects of demolition). b) Design Rules: The overall visual character/ shape of the original building should be identifiable. The addition should not dominate the existing *building* frontage on Overdale Street. The sweeping lawn and stairway should be retained (the lawn and stairway supports the architectural impact of the building). New work should be restricted to the rear of the building and not be evident from the street/ road frontage. Special elements that are associated with the rarity or architectural uniqueness or craftsmanship of the structure should be retained:

- The off centre recessed entry, porch posts, fenestration and doors located on the entry porch,
- Fenestration, particularly the bow windows on the frontage
- Boxed eaves
- Other elements of the structure that should be retained are those elements associated with the structure's historic character, use, rarity, landmark values, craftsmanship, etc i.e. Façade, exterior walls, openings, chimney, landscape, and any other special elements identified in the HBD.

c) Building Materials Rule: If repair of the building is proposed the materials used for the exterior walls and elements (i.e. windows and doors) should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure – PER. Refer to HH-R1. Protection focus – 10. a) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements (i.e. windows, building base, and central entry surround) should be similar in type, dimensions and





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profile as the existing exterior fabric of the building. b) Design Rule: Repair or replication work should match the existing design, profile, and materials (i.e. Wood) of the building elements.

Reuse/Change of Use – PER. Refer to HH-R1. Protection focus – 1. This is generally allowed and supported. Rationale for supporting reuse- history is an ongoing process. Reuse of historic structures in most instances ensures the structure is retained for future generations. (The building is already being reused as a Contract Bridge Club). Advice or Community concerns will be considered as well as economic viability, Occupational Safety and Health, zoning, etc.

Disturbance of the site surface / earthworks – PER. Protection focus – 7. Existing plan rule relating to archaeological sites. This only applies if evidence is found to indicate that there was a pre-1900 site in the development zone.

Internal Changes –PER. Refer to HH-R1. Protection focus – 10. Design Rule: Significant interior spaces and use areas should be identifiable (such as the large meeting room with fireplace). Historic internal elements should be retained (such as fireplace, panelled walls and ceilings, doors and architraves, period hardware, etc). Remodelling of rooms, hallways, and facilities (kitchens, etc) is allowed but alterations must be documented (HBD).

Relocation – DIS, refer to Rule HH-R3. Protection focus – 1 and 3. Relocation may be necessary to preserve an item for future generations. Mitigate the effects by 1) Consulting with the local community and/ or consulting with Iwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD), 4) Applying rules relating to archaeological sites.

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## HH-41: Tirau Hotel (Oxford Royal Hotel)



Date of Photograph: 04/09/2008

### Location and Zoning Information

Address	SH1 and Hillcrest Street
Current Owner	Arthur Anae & Leslie Divers
Legal Description	Lot 1 DPS 88273
Zoning	Town Centre Zone
Valuation Number	0541509500
Google Maps Link	<a href="#">Lat:-37.980365, Long:175.759588</a>

### Architecture

Date of Construction	1877-81, Completely re-built 1907.
Materials	The main (original) part of the hotel still features original building fabric and elements like windows and balcony brackets.
Architecture/Engineer/Builder	The architectural integrity of the hotel is mixed, but it still reads as a historic hotel and is used for its original function. The hotel has had many changes over the year, verandahs filled in, new entries added, additions to the sides and rear.
Condition	
Original Site Recommendation	
Current Use	

## Statement of Significance

### *Criteria for Scheduling: 1, 3, 6, And 7*

1. Aspect of history - associated with settlement of Tirau (Oxford)
3. Community association – associated with the growth of Tirau (Oxford) as a stage stop and small town.
6. Educational Use – could be included as an item on a heritage trail,
7. Archaeology - pre 1900 the site is protected under the Heritage New Zealand Pouhere Taonga Act 2014; has the potential through archaeological investigation to provide information about New Zealand and the South Waikato District's history.
10. Architecture (This needs to be added so the historic parts of the building can be preserved). The building has mixed architectural integrity due to the number of changes and additions but still retains some original fabric like the double hung sash windows, hipped roof, balcony brackets, cladding, etc.)

## District Plan Rules

Demolition – DIS. Protection focus - 1, 3, 6, 7, and 10. Mitigate the effects of demolition by requiring the applicant to provide a Historical Building Documentation (HBD) which should include: the structure's history, photographic documentation, and measurements of the item prior to removal. Demolition of additions is encouraged.

Alterations necessary for the primary purpose of improving structural performance, fire safety or physical access – CON -Refer to HH-R2. Other Additions/Alterations - DIS. Refer to HH-R3. Protection focus - 1, 3, and 10. Effects can be mitigated/ remedied through: a) HBD (see mitigating the effects of demolition). b) Design Rules: The overall visual character/ shape of the historic building should be identifiable. The addition should not dominate the existing building frontage on the corner of SH1 and Hillcrest Street. New work should be restricted to the rear of the building or existing additions. Special elements that are associated with the pre-1900 part of the structure's architecture should be retained:

- Fenestration, double hung windows with architraves
- Porch brackets on 2nd floor
- Hipped roof on pre-1900 part of the building
- Other elements of the structure that should be retained are those elements associated with the structure's historic character (pre-1900), use, rarity, landmark values, craftsmanship, etc i.e. Façade, exterior walls, openings, chimney, landscape, and any other special elements identified in the HBD.

c) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements, in the pre-1900 part of the structure, should be similar in type, dimensions and profile as the existing exterior fabric of the building.

Repair of the Structure –PER. Refer to HH-R1. Protection focus - 1, 3, and 10. a) Building Materials Rule: If repair of the buildings is proposed the materials used for the exterior walls and elements should be similar in type, dimensions and profile as the existing exterior fabric of the building. b) Design Rule: Repair or replication work should match the existing design, profile, and materials (i.e. wood) of the building's historic elements unless the repair is to a more recent addition.

Reuse/ Change of Use – PER. Refer to HH-R1. Protection focus 1 and 10. This is generally allowed and supported. Rationale for supporting reuse- History is an ongoing process. Reuse of historic structures in



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most instances ensures the structure is retained for future generations. Advice or Community concerns will be considered as well as economic viability, Occupational Safety and Health, zoning, etc.

Disturbance of the site surface/earthworks – PER. Refer to HH-R1. Protection focus – 7. Existing plan rule relating to archaeological sites. This is a pre-1900 structure and there is a potential that archaeological deposits could be found if earthworks are carried out under or adjacent to the hotel.

Internal Changes – PER. Refer to HH-R1. Protection focus 1 and 10. Design Rule: Significant historic interior spaces and use areas should be identifiable. Remodelling of rooms, hallways, and facilities (kitchens, etc) is allowed but alterations must be documented (HBD).

Relocation – DIS. Refer to HH-R3. Protection focus – 1 and 3. Relocation may be necessary to preserve an item for future generations. Mitigate the effects by 1) Consulting with the local community and/ or consulting with Iwi or special interest groups, 2) Relocating to a similar setting, 3) Documenting (HBD), 4) Applying rules relating to archaeological sites.

## **History**