



# Waikato District Council: Heritage Significance Assessments for District Plan Review

## 1 Introduction

### 1.1 Purpose of this Report

In August 2020, WSP were commissioned by Waikato District Council (WDC) to undertake heritage significance assessments of five places as part of their District Plan Review process. This report provides an assessment of heritage significance for each of the five places in accordance with the methodology and guidance provided by WDC, as prepared by Dr Ann McEwan.

This report was prepared by Chessa Stevens, Principal Conservation Architect and Heritage Consultant at WSP. Each assessment was peer reviewed by Wendy Turvey, National Manager WSP Research.

### 1.2 Information Used to Prepare this Assessment

#### 1.2.1 Site Inspection

Chessa Stevens visited each place on 20<sup>th</sup> August 2020 to inspect and photograph the relevant buildings and items, and their settings.

#### 1.2.2 Documents

The documents used to inform this assessment are as follows:

- Operative Waikato District Plan (OWDP), which became fully operative in April 2013, in particular:
  - Chapter 12 Historic Heritage
  - Schedule C Historic Heritage
- Proposed Waikato District Plan (PWDP), publicly notified July 2018, in particular:
  - Chapter 7 Historic Heritage
  - Schedule 30.1 Historic Heritage Items
- Section 32 Report for the PWDP on Historic Heritage, and associated appendices, in particular:
  - Appendix 10.4
  - Appendix 10.4.1
  - Appendix 10.4.2
  - Appendix 10.4.3
  - Appendix 10.5
  - Appendix 10.7
- Waikato Regional Policy Statement (WRPS), in particular: Table 10A
- Waikato District Plan Review, Proposed District Plan – Heritage Submissions, report prepared by Dr Ann McEwan, Heritage Consultancy Services, dated 10 April 2020



- Individual records for the subject sites prepared by Dr Ann McEwan, August 2016
- Proposed [Waikato] District Plan (Stage 1) Summary of Submissions by Submitter, 2018
- Statement of Evidence of Robyn Byron on behalf of Heritage New Zealand Pouhere Taonga in the matter of the Waikato District Council Proposed District Plan: Hearing 14 – Historic Heritage and Notable Trees, dated 7 July 2020
- Heritage Inventory Record Forms for the subject sites (where available) prepared by Dinah Holman, July 1997

I have also used information gathered through historic survey plans, property titles and deeds indexes; Papers Past; Alexander Turnbull Library; and Digital NZ.

### 1.3 Constraints and Limitations

The following constraints should be noted:

- Only the documents listed above have been consulted in preparing this report, and each of the individual assessments therein.
- This report, and the individual assessments therein, do not comprise a fabric condition assessment. No invasive testing or analytical investigation has been carried out for the purpose of preparing this report.
- This report, and the individual assessments therein, do not comprise a structural or safety assessment, or contain any kind of engineering advice.
- While this report, and the individual assessments therein, considers archaeological significance, it does not comprise an Archaeological Assessment. This can only be prepared by an appropriately qualified archaeologist.
- No consultation with HNZPT or any other stakeholders or affected parties has been carried out as part of preparing this report, and the individual assessments therein.
- This report, and the individual assessments therein, do not present the views or history of tangata whenua regarding the cultural significance of the subject sites. These are statements that only tangata whenua can make.
- To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this report are based in whole or part on data provided by the client, those conclusions are contingent upon the accuracy and completeness of that data. WSP will not be liable in relation to incorrect conclusions or findings in the report should any client data be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

## 2 Assessment Criteria and Methodology

The criteria for heritage scheduling in the Operative Waikato District Plan (OWDP) are:

- Historical
- Importance to the Community
- Aesthetic Appeal
- Rarity
- Architecture and use
- Technical
- Setting
- Context
- Cultural heritage value for present and future generations
- Integrity

Places have been listed as Category A or B, depending on the level of significance within each criterion and the number of criteria met. In general, although not always, the greater the number of criteria met, the higher the ranking. Every listed item will meet one or more of the criteria.

The criteria have been changed in the Proposed Waikato District Plan (PWDP) to:

- Architectural;
- Archaeological;
- Cultural;
- Technological;
- Scientific;
- Intrinsic or amenity values; and
- Any other significant features.

The criteria are not detailed in Chapter 7 of the PWDP (Historic Heritage) beyond the above list. It is understood that they are based on the Waikato Regional Policy Statement (WRPS) historic and cultural heritage assessment criteria. The criteria are helpfully broken down and defined in greater detail in Table 10.1 of the WRPS.

In her *Proposed District Plan Heritage Submissions Report*, Dr Ann McEwan (Heritage Consultancy Services) states that she used the WRPS criteria for the heritage assessments that she undertook as part of the District Plan Review; and developed a template Built Heritage Inventory Record assessment form and guidance notes in accordance with these criteria.

Dr McEwan has followed the ranking system used in the OWDP, identifying places as either Category A or B. The method used by Dr McEwan to assess whether a place should be ranked A or B is provided in her guidance notes as follows:

- A determination of significance [B ranking] will arise from one or more criterion for significance being met, such that the evidence is credible, the item contributes to an understanding of Waikato District's development and identity and it has a good degree of integrity.
- A determination of a 'high level' of significance [A ranking] will arise from one or more criterion for significance being met, such that the evidence is especially credible, the item is important to an understanding of Waikato District's development and identity and it has a high degree of integrity.



It should be noted that neither the WRPS nor the PWDP require the use of categories, nor do they define the categories or the associated thresholds that must be met by a place in order to achieve an A or B ranking.

I have used the WRPS assessment criteria, along with Dr McEwan's template Built Heritage Inventory Record Form (with amendments requested by WDC) and associated guidance notes to complete my assessment of the following sites which are currently scheduled in the OWDP, but have been recommended for de-scheduling in the PWDP:

- 14 Galileo Street, Ngaruawahia (residential)
- 11 Bow Street, Raglan (commercial)
- 19 Bow Street, Raglan (commercial)

In relation to these three places, I have also considered whether or not the change in assessment criteria from the OWDP to the PWDP (interpreted as being the same as the WRPS) is such that de-scheduling is warranted.

I have used the same criteria, template and guidance notes to complete my assessment of the following sites which are not currently scheduled in the OWDP, and have not been recommended for scheduling in the PWDP:

- Whatawhata Waikato War Soldier's Memorial
- Ngaruawahia Waikato War Fallen Soldiers' Graves

I note the Built Heritage Inventory Record Forms for each place are not intended to be an exhaustive record of all research information, nor provide a comprehensive history of the place for which they have been prepared.

## 3 14 Galileo Street, Ngaruawahia

### 3.1 Existing Schedule Information

14 Galileo Street is a residential building. It is currently ranked as a Category B building in Appendix C1 of the OWDP (ref 125).

Features of interest noted in Appendix C1 are general form, materials, and street façade, including: faceted gable roofed bay, fourlight double hung sash windows, upper divided window margins, bullnosed roofed verandah, decorative verandah frieze, and modillions.

### 3.2 District Plan Review

In her review of the heritage inventory in 2016, Dr Ann McEwan made the following recommendation regarding 14 Galileo Street:

This building should be removed from the WDC district plan Appendix C Historic Heritage. The dwelling has insufficient historic heritage significance to merit scheduling. It is a well presented bay villa but does not meet the assessment criteria.

As a result of this recommendation, 14 Galileo Street was removed from the Schedule of Historic Heritage Items in the PWDP (Schedule 30.1). Schedule 30.1 was notified as part of Stage 1 of the PWDP in July 2018.

In September 2018, Robina Ross, the current owner of the property, and HNZPT, both made submissions on the notified PWDP opposing Dr McEwan's recommendation. In her review of submissions in April 2020, Dr McEwan states:

Following a meeting with HNZPT staff on 31 March 2020 I undertook further research about the building but this did not alter my recommendation to omit the building from Schedule 30.1... It does not in my opinion meet the criteria for scheduling as a significant historic heritage resource.

In her Statement of Evidence in the matter of the Waikato District Council Proposed District Plan: Hearing 14, HNZPT Conservation Architect, Robyn Byron, stated:

HNZPT supports its retention [of 14 Galileo Street] on the Plan as a Category B place. I regard the place as a remarkably intact and well preserved example of a fine and highly articulated bay villa, in a street with some other similarly styled villas to which it relates but which do not have as high remaining architectural integrity or as intact in respect to their settings. The place retains its original form, materiality and detailing, including original bull-nosed verandah roofing. Later interventions have been located to the rear so as not to compromise the original villa and thus preserving the front garden setting and picket fencing as well. Moreover it has contextual value as a [sic.] exemplary example in a leafy street largely comprised of villas.

Because of its moderate historic significance and its high architectural authenticity, I regard this place as being worthy of scheduling in favour of simply regarding it for its character, streetscape amenity contribution.

### 3.3 Historic Heritage Item Record Form

Heritage Item Name 14 Galileo Street  
Address 14 Galileo Street, Ngaruawahia



14 Galileo Street, photographed 20 August 2020

District Plan Item No. 125 (B) HNZPT List No. & Cat. N/A  
Legal Description Sec 107 Newcastle Town  
File Numbers  
Date of Construction c.1902-1907  
Architect/Designer/Builder Unknown  
Style Late Victorian / Edwardian Bay Villa

#### Physical Description & Significant Features

The house presents as a classic bay villa, with a faceted bay window below a projecting gable and adjacent porch with bullnosed verandah facing the street (southwest). The windows are double hung sashes, variously divided with glazing bars, including two narrow sashes on the northwest side of the house that feature 9-light top sashes with coloured glass. The facings around the windows are moulded. Decorative embellishments include frieze panel and eaves brackets below the soffit and gable-end, fretwork and frieze to the verandah, fretwork to the bay window, verandah posts with stopped chamfers, turned balusters, moulded timber bargeboards, and a finial. Beyond the projecting gable, the roof of the house presents to the street and sides as a hipped roof. To the rear is a lean-to that features more modern timber frame windows. The house has two chimneys: a prominent brick chimney aligned with the projecting gable, visible from the street; and a steel flue at the junction of the main roof and the





lean-to at the rear of the property, which is not visible from the street. The brick chimney is highly articulated, with stepped detail and differently coloured bricks.

### **Materials/Structure**

The house is of timber frame construction, typical of the era. The roof is clad in corrugated metal, and the walls in rusticated timber weatherboard. The double hung sash windows are timber, with some more modern timber frame windows on the rear elevation (not visible from the street). The decorative elements are all in timber, and there are timber baseboards concealing the foundations. The chimney that is visible from the street is brick of two different colours.

### **Additions/Alterations**

The house appears to be an intact and cohesive example of a bay villa, with few immediately obvious modifications or additions. The form of the roof is unusual in that, instead of a central gutter between the two hips at the rear, it has a triangulated section. Aerial photographs indicate that other villas in the street have the same roof form, which suggests that it is original (if unusual).

Vertical coverboards on the side walls of the house indicate that there may have been alterations carried out over time. The 9-light windows, too, though consistent with the overall period of the house, are of a notably different design to the other double hung sash windows, and it is possible that these were added later, though this is speculation.

The lean-to at the rear of the house has also been extended and modified for the kitchen and a rear porch. The three verandah posts at the rear, although historic fabric, are not original to this dwelling.

### **Surroundings and Contribution to Context**

14 Galileo Street is on the northeast side of the road. Between Jesmond Street to the north and Jordan Street to the south, this side of Galileo Street is residential, while the southwest side is predominantly civic and commercial. The residences on the northeast side are a mixture of all ages. Four, including 14 Galileo Street, are of the villa type; two of which (6 and 2) have been heavily modified, and one of which (10) is less modified, but has had its verandah infilled and changes made to the chimney and gable. Historic aerial photographs indicate that other houses along the street (12 and 18 as examples) were also villas, but these have since been demolished.

All houses are set back approximately the same distance from the footpath, with low fences and vegetation along front boundaries, and intermittent large trees. This being the case, 14 Galileo Street cannot be said to make a more dominant contribution to the streetscape than the other houses; however, it is well presented. The carport in the north corner of the section can be seen from the street, and detracts somewhat from the house.

### **Extent of Setting**

The extent of setting considered for scheduling aligns with the current legal site boundaries for the property, as shown below:



### History of Site/Structure/Place/Area

Ngaruawahia lies at the confluence of the Waikato and Waipa Rivers. Prior to the Waikato War, this area had been a major settlement and strategic base for Waikato Tainui. With the arrival of the British colonial forces in 1863, Ngaruawahia was established a base to support the British troops. Following the end of the Waikato War, Ngaruawahia was confiscated from Tainui and set aside for a town settlement. After being surveyed, the first sections in Ngaruawahia (variously named Queenstown and Newcastle at the time) were put up for sale in September 1864. Lots 107 and 108, being 14 and 16 Galileo Street respectively, were granted to John Rout (SO 57). Survey plans, and the legal description of the property show that the boundaries of 14 Galileo Street have not changed since this time.

Rout conveyed Lots 7 and 8 to Mrs Button in May 1878. These Lots were not sold again until November 1902, suggesting that Mrs Button (and possibly her family) occupied the property for almost 25 years. Both lots were then sold to Davies, who held them for five years before selling Lot 7 to Jesse and Florence Mines in 1907.

Jesse and Florence Mines had been married in 1901, and had two daughters born 1902 and 1904. Jesse Mines was a grocer, though it is not clear that this was his occupation at the time that he owned 14 Galileo Street. A few months after purchasing the property, they took out a mortgage, but then sold to Hetherington in February 1908, only a year after they had purchased it.



It has been speculated that it was the Mines' that built the extant house; but the reasons behind this have not been explained. It is presumed that this conclusion is based on a combination of the style of the building and the raising of a mortgage, which is often (though by no means always) an indication of building works. No prior owners had taken out a mortgage on the property. However, while the features of the villa – particularly the faceted bay under the projecting gabled roof – indicate a later development in the style, bay villas were common from c.1880s to c.1910s, so there is nothing to rule out the possibility that the house was built for or by Button (although this is unlikely); or for Davies between 1902 and 1907; or for Hetherington between 1908 and 1917.

In 1917, Hetherington sold 14 Galileo Street to Claris; and Claris later sold to Prendergast in 1925, who then sold to William King in 1926. The first Certificate of Title for 14 Galileo Street was issued to William King, Baker, in 1928. King operated the bakery on the corner of Great South Road and Martin Street, which is closely situated to 14 Galileo Street, and would most likely have been visible from the house at the time.

The property transferred to King's widow in 1954, and was then sold by her in 1969. It has had various owners since this time.

### **Archaeological Significance**

While it is considered likely that the house at 14 Galileo Street was constructed after 1900, it is not possible to be certain that it does not contain or encompass elements that were built in the 19<sup>th</sup> century. Moreover, it is clear that the property was occupied by European settlers from the 1860s onwards, prior to which it was within an area that was known to have been occupied by Māori. Therefore, it is considered that the property has archaeological potential, but the extent of its archaeological significance cannot be determined without further investigation by an archaeologist. It is not currently recorded as an archaeological site.

### **Architectural Significance**

14 Galileo Street is a good example of a bay villa, with many of its historic and defining architectural features intact. In general, bay villas represent a significant period of development in New Zealand, and remain one of our most recognisable house typologies. While 18 Galileo Street cannot be considered architecturally unique, it has strong and pleasant aesthetic features; and the general lack of modification, especially to the front and side elevations that are visible from the street, mean the house stands as one of the last remaining intact examples of its type in the streetscape. It is therefore considered that 14 Galileo Street has high architectural significance as a representative and increasingly rare (relatively unmodified) example of its type in a local context.

### **Cultural Significance**

While 14 Galileo Street is not a focus of spiritual, political, national or cultural sentiment, it certainly provides evidence of historical continuity, being one of the last remaining and largely unmodified villas in a street where all houses were once of the same or similar type. It has no particular amenity value to the community as a whole, but has high amenity value to the owners, who recognise its architectural and historic significance, and wish to see it appropriately conserved. The historic use of the house, and the link between the house and bakery that exists because of the King family's long term ownership of the house could be better understood if some investment was made in interpretation. It is therefore considered that 14 Galileo Street has some cultural significance in a local context.

### **Historic Significance**



Although not much is known about the people associated with 14 Galileo Street, beyond William King, the baker, it is possible that more would come to light with further research. Certainly, 14 Galileo Street is associated with broad patterns of both local and national development, being a representative example of a house typology that represents rapid population growth and suburban expansion in the late Victorian and Edwardian periods in New Zealand. 14 Galileo Street is therefore considered to have some historic significance in both a local and national context.

### **Scientific Significance**

14 Galileo Street is unlikely to contribute any new information to the architectural record, per se, but may well contribute information to the local historic record, should further research be undertaken. Therefore, it is considered that 14 Galileo Street has potential scientific significance.

### **Technological Significance**

14 Galileo Street demonstrates the degree of technical achievement common to bay villas of the period, but does not have any particular technological significance.

### **Summary of Heritage Significance**

14 Galileo Street has high architectural significance, and some cultural and historic significance within the Waikato District. It also has potential archaeological and scientific significance that might be further explored.

### **Recommended Category of Historic Heritage Listing**

It is recommended that 14 Galileo Street be entered into Schedule 30.1 of the PWDP as a Category B heritage item.

### **References**

Survey and title information, including: SO 57; DI 1W/200; CT SA511/245

Papers Past

McEwan, A. (2016) WDC District Plan Review – Built Heritage Assessment: Historic Overview – Ngaruawahia & District

<b>Report Completed</b>	21 <sup>st</sup> August 2020
<b>Author</b>	Chessa Stevens
<b>Report Updated</b>	N/A
<b>Author</b>	N/A
<b>Peer Reviewed</b>	24 <sup>th</sup> August 2020
<b>Reviewer</b>	Wendy Turvey

## **3.4 Recommendation**

While I note Dr McEwan's position, and agree that 14 Galileo Street is an example of a widespread typology, I believe that its architectural significance as a representative and relatively unmodified example of its type in Ngaruawahia and the Waikato, with some additional cultural and historic values that are also relevant to Ngaruawahia and the Waikato, mean that it does meet the criteria for scheduling as a Category B heritage item. I therefore recommend that 14 Galileo Street be included in Schedule 30.1 of the PWDP as a Category B heritage item.

## 4 11 Bow Street, Raglan

### 4.1 Existing Schedule Information

11 Bow Street is a small commercial premises. It is currently ranked as a Category B building in Appendix C1 of the OWDP (ref 155).

Features of interest noted in Appendix C1 are street façade form and materials including shingled gable end, arched ventilator, decorative brackets, panels, and twin turrets.

The 1997 Heritage Inventory Record Form gives the following statement of significance for 11 Bow Street:

This building:

- (i) Is an important element in the community's consciousness
- (ii) Is a physical landmark
- (iii) Is of architectural interest
- (iv) Is well-crafted
- (v) Has aesthetic, architectural, historical, social & townscape value for present and future generations
- (vi) Has a good level of integrity

### 4.2 District Plan Review

In her review of the heritage inventory in 2016, Dr Ann McEwan made the following recommendation regarding 11 Bow Street:

This building should be removed from the WDC district plan Appendix C Historic Heritage. It has some historic and architectural interest but insufficient historic heritage significance, including architectural authenticity, to merit scheduling.

As a result of this recommendation, 11 Bow Street was removed from the Schedule of Historic Heritage Items in the PWDP (Schedule 30.1). Schedule 30.1 was notified as part of Stage 1 of the PWDP in July 2018.

In September 2018, HNZPT made a submission on the notified PWDP opposing Dr McEwan's recommendation. The Summary of Submissions states:

... that the submitter considers that, while some of the features [of the building] have been modified there are still distinctive architectural features such as the gable, with the shingles and rounded arch. The building has significant historic and social significance and contributes to the local identity. The modifications have not fundamentally damaged the character and design of the building.

The Whaingaroa Environmental Defence Society supported the submission made by HNZPT.

In her review of submissions in April 2020, Dr McEwan states:

The building was built in 1924 and has been considerably modified since 1997... As I noted in the report prepared to support deletion of the item from the heritage schedule, the building is located within the Raglan Design Guide Area. I consider inclusion of the building in the design guide area to be the most appropriate level of recognition and management of its streetscape character, which arises from its height, materials, scale and evident age.



In her Statement of Evidence in the matter of the Waikato District Council Proposed District Plan: Hearing 14, HNZPT Conservation Architect, Robyn Byron, stated:

I support the buildings at 11 Bow Street and 19 Bow Street in Raglan being retained on the heritage schedule as recommended in the Section 42A Hearing Report as they reflect the early commercial development of Raglan, retain significant and distinctive architectural features of value, and importantly relate to each other and to the HNZPT listed (List No. 740) and scheduled Harbour View Hotel (ID #142) at 14 Bow Street all at the town's central main intersection, effectively creating a heritage grouping.

While it was evident during a site visit early in the year that the Raglan buildings at 11 and 19 Bow Street have undergone modifications over time, these interventions have been made in a manner which endeavours to retain heritage character and support the prevailing historic features and building fabric. Given the prominent positions in Raglan, and in line with taking a conservative approach as discussed in the report, I also favour the recommendation to acknowledge the significance of these places through scheduling.

### 4.3 Historic Heritage Item Record Form

Heritage Item Name

Gilmour's Grocery Store (Former)

Address

11 Bow Street, Raglan



11 Bow Street, photographed 20 August 2020

District Plan Item No.

155 (B)

HNZPT List No. & Cat.

N/A

Legal Description

Lot 3 DP 8090

File Numbers

Date of Construction

c.1924



**Architect/Designer/Builder**

Architect was possibly F. C. Daniell  
Built for Gilmour Bros

**Style**

“Bungalow” style

**Physical Description & Significant Features**

Although it is essentially a utilitarian warehouse building, 11 Bow Street features a number of unusual architectural embellishments on the exterior, particularly on the Bow Street frontage above the verandah. These include false twin turrets clad in weatherboard with a bracketed cornice; and a shingled gable end, featuring a decorative string course, arched central ventilator, and large decorative eave brackets supporting a deep soffit. Below the verandah on Bow Street, a central entrance door is flanked by windows either side. Along Wainui Road, the building presents a much simpler frontage, with modern windows and doors at street level, and older windows at high level, tucked under the verandah. The verandah itself runs the length of this elevation, but is not part of the original design. At the south end of this elevation, a garage has been added to the building.

**Materials/Structure**

Essentially, 11 Bow Street is a large warehouse building, with timber frame walls and roof trusses creating one large open space. The roof of the building, and the verandah along the Bow Street and Wainui Road frontages is corrugated metal, and appears to be relatively new. The windows and doors are a mixture of historic timber, including a double hung sash window and three double clerestory windows along Wainui Road; and modern fabric, both aluminium and timber. The cladding is timber bevelback weatherboard, and the decorative elements of the building are also timber.

**Additions/Alterations**

A garage has been added to the rear (south) of the building at some stage. Since 1997, there have been a number of modifications to the building, including: removal of the flagpole; replacement of the verandah on Bow Street and extension of the verandah along the Wainui Road frontage, including the installation of verandah posts (where the previous verandah was suspended); and installation of new doors and windows on both street frontages. The building fitout is also modern, though the historic roof structure, including trusses, cross beams and sarking, is visible on the interior.

**Surroundings and Contribution to Context**

Bow Street is Raglan’s main commercial street, and features an eclectic mix of one and two-storied buildings of varying ages, styles and condition along each side, with a central grassed berm planted with palm trees. The most prominent building in the streetscape is the Harbour View Hotel, built in 1905.

11 Bow Street is located on the west corner of Bow Street and Wainui Road (previously named Green Street), opposite the Hotel. Being located on a corner, it occupies a prominent position. Like the majority of buildings in the street, it is single storey and is built out to the property boundaries on both streets, with a deep verandah providing shelter along the footpath on both sides. It adjoins the neighbouring building to the west, and the verandah is continuous along the frontage of the three neighbouring shops. To the rear (south) there is a garage with access of Wainui Road (an extension of the building), a fenced-off service area, and a service lane that separates the property from the next building on Wainui Road.



## Extent of Setting

The extent of setting considered for scheduling aligns will be the current legal site boundaries for the property, as shown below:



## History of Site/Structure/Place/Area

The first Europeans to settle in the area of Whāingaroa (Raglan Harbour) were the Wesleyan missionaries, Reverend James Wallis and his wife Mary Ann, who arrived in 1835. In 1851 the government purchased 19,680 acres from Ngati Mahanga through Te Awaiaia; and Whāingaroa Village (Raglan township) was laid out in 1851-52 by the government to support the farms that were developing around the area.

11 Bow Street was originally encompassed within Lot 3 of Section 11, Karioi District. In 1874, several immigrant cottages were constructed on Lot 3 under the instruction of the Crown. By 1877, when no immigrants had arrived, they were ruled to be redundant, and the Immigration Office disposed of them to the Board of Education and the County Council. The location of the cottages is shown on an 1877 survey plan (SO 1437) along the north and east boundaries. An 1891 survey shows the section as being vacant (SO 1354 C1) with buildings on other sections depicted. In 1892, a Certificate of Title for two blocks bounded by Bow Street, Green Street and the Harbour was issued to the "Chairman, Councillors, and Inhabitants of the County of Raglan" (SA65/107). The Title records Lease 1261 to Albert R. Langley in 1894. The next Certificate of Title (SA71/278) records the transfer of Lease 1261 to Alice Langley in January 1902, and a subsequent transfer of the lease to Robert and Charles Gilmour, "storekeepers", in October 1907.

Robert and Charles Gilmour were the sons of Robert Gilmour Snr. and his wife Sarah, who together had 12 children. Robert Snr. came to New Zealand in the early 1850s with his brother, John. He purchased land in Raglan and opened a store on the corner of Bow and Cliff Streets.

When he died in 1875, the eldest son, Alan, took over running the business, while the other sons made their own way. Following his marriage, Alan and his wife, Ann Mitchell, took up the Mitchell family farm at Wainui. The shop, and an associated family residence, were put out to lease; and both subsequently burned down in the 1890s. Robert Jnr. and Charles Gilmour returned to Raglan in 1902 and 1904 respectively, and opened a new general store, which is the subject of the aforementioned lease. It is not clear whether or not the building from which they operated at this time was built for them, or was standing prior. A deposited plan dated 1909 (DP 7731) shows part of building on the site, and it is recorded in a number of historic photographs (for example, Alexander Turnbull Library ref. 1/2-000006-G and 1/2-001019-G). This building was burned down in 1920, forcing them to relocate temporarily. They took out a lease on Lot 4 (adjacent to the south) in 1921, and the extant building was constructed on the corner. It is recorded as being under construction in 1924, although some sources give the opening of the building as 1928. The building is shown in a deposited plan dated 1936 (DP 26198). The lease(s) were transferred to Frederick Williams in 1951, and a new Certificate of Title (SA1204/38) was issued in 1954. The building has been subsequently utilised for a variety of different commercial purposes. It is now a restaurant.

In her 1997 inventory report, Dinah Holman names the architect as “possibly F. C. Daniell”. Frederick Charles Daniell was practising as an architect in Hamilton between 1908 and the mid-1920s. He designed several buildings for the Wesleyan and Presbyterian churches before moving back to his hometown of Masterton in 1935, where his career focussed more on commercial and industrial buildings. There is not currently any conclusive evidence that Daniell designed 11 Bow Street, though there are similarities between the design and some of his other works in timber, particularly the former St Paul’s Methodist Church which was recently relocated from the Hamilton CBD to Te Kowhai. Further research may uncover a conclusive link.

### **Archaeological Significance**

The extant building at 11 Bow Street was constructed in the 1920s, and therefore does not meet the statutory definition of an archaeological site. However, the site of the immigrant cottages has been recorded in the NZAA database, ArchSite (R14/385). The record acknowledges that the sites of the cottages have been built over, by buildings including the former Gilmour Bros. store; however, there remains a good possibility of in-ground deposits. Therefore, it is considered that the property has high archaeological potential, but the extent of its archaeological significance cannot currently be determined.

### **Architectural Significance**

While 11 Bow Street is essentially a utilitarian warehouse building, the architectural embellishments on the Bow Street (front) elevation are distinctive and unique. Arguably, there was no functional reason for this level of architectural ornamentation – it was purely intended to improve the building’s aesthetics. This indicates a level of careful thought and consideration on behalf of the designer and/or builder, and the Gilmour brothers. The Bow Street elevation has been impacted by recent modifications, including the replacement of the entrance door and windows with aluminium joinery, and replacement of the cantilevered verandah with the current verandah supported on posts. Similarly, the Wainui Road elevation has been impacted by similar modifications. The addition of a verandah to this elevation obscures the original clerestory windows, and the modern windows and door have created openings where previously there were none. The garage addition to the south of the building has also affected the Wainui Road elevation. However, while these modifications have diminished the architectural authenticity of the building, the most significant architectural features, being particularly the gable-end and “turrets” above the Bow Street verandah, and the roof form and structure, remain intact; and it is these features that give the building prominence within the streetscape. The



building is therefore considered to have high architectural significance in the local context, and some architectural value in the regional context.

### **Cultural Significance**

As part of Raglan's main street, and as a building that has remained in commercial operation since its construction, 11 Bow Street provides a context for community identity, as well as amenity for locals and visitors. Having stood for c.95 years, 11 Bow Street also provides historic continuity in a street that has changed and developed notably over time, and contributes to the sense of place within the centre of Raglan (Whāingaroa Village). While it is not a focus of national sentiment, the place has significance to the people who have used (and continue to use) it, and may also have significance to descendants of the Gilmour family in particular. With the addition of some appropriate interpretive material, there is scope for 11 Bow Street to contribute to a better understanding of the past within the local area. 11 Bow Street is therefore considered to have some cultural significance in the local and regional context.

### **Historic Significance**

11 Bow Street is directly associated with the Gilmour family and their grocery business, which was first established in the 1850s, and was located on the current site from 1902. The current building was built specifically for the Gilmour Bros. business following a fire, and continued to house their grocery business until the 1950s. This century-long relationship between Raglan and the Gilmour family, who were prominent in the area during this time, confers a high level of historic value on 11 Bow Street in the local and regional context.

In addition, it is possible that further research may uncover a connection to the prominent local architect, F. C. Daniell, which would increase the historic value of the building.

### **Scientific Significance**

Through further research it is possible that more information about 11 Bow Street, and the Gilmour family, will be revealed. This information, while not necessarily significant at a national level, would be significant at a local and regional level as part of the overall historic narrative of Raglan and the Waikato. Therefore, it is considered that 11 Bow Street has potential scientific significance.

### **Technological Significance**

While the design and ornamentation of the front elevation at 11 Bow Street are distinctive, they do not demonstrate a high degree of technical achievement per se, being constructed using timber materials that were typical of the period. Therefore, 11 Bow Street is not considered to have any particular technological significance.

### **Summary of Heritage Significance**

11 Bow Street has high architectural and historic significance, and some cultural significance within the Waikato District. It also has potential archaeological and scientific significance that might be further explored.

### **Recommended Category of Historic Heritage Listing**

It is recommended that 11 Bow Street be entered into Schedule 30.1 of the PWDP as a Category B heritage item.

### **References**



Survey and title information, including: SO 1354, SO 1437; DP 7731; DP 26198; SO 16888; CT SA65/107; CT SA71/278

Papers Past

Vernon, R. T. (1984) *Raglan*.

McEwan, A. (2016) WDC District Plan Review – Built Heritage Assessment: Historic Overview – Raglan & District

<b>Report Completed</b>	21 <sup>st</sup> August 2020
<b>Author</b>	Chessa Stevens
<b>Report Updated</b>	N/A
<b>Author</b>	N/A
<b>Peer Reviewed</b>	24 <sup>th</sup> August 2020
<b>Reviewer</b>	Wendy Turvey

#### 4.4 Recommendation

I agree with Dr McEwan's statement that the inclusion of the building within the Raglan Design Guide Area will provide for the management of 11 Bow Street. I also agree that the building has undergone notable modifications since it was included in the 1997 Heritage Inventory prepared by Dinah Holman, which have diminished its architectural authenticity (although, arguably, they have improved its amenity and enabled continued use of the building).

However, this does not, in and of itself, mean that the building is not significant enough to warrant inclusion in PWDP Schedule 30.1. Its historic, architectural and contextual values, in particular, confer a level of heritage significance on the building in the context of Raglan and the wider Waikato that warrants its inclusion as a Category B item in Schedule 30.0 of the PWDP.

I therefore recommend that 11 Bow Street be included in Schedule 30.1 of the PWDP as a Category B heritage item. In scheduling the building, I recommend that particular features be noted for protection, being the shape of the building, the form and structure of the roof, and the Bow Street elevation above the verandah.

## 5 19 Bow Street, Raglan

### 5.1 Existing Schedule Information

19 Bow Street is a small commercial premises. It is currently ranked as a category B building in Appendix C1 of the OWDP (ref 161).

Features of interest noted in Appendix C1 are the general form and materials of the street façades, including the hipped gabled roof, false parapet, and return verandah.

The 1997 Heritage Inventory Record Form gives the following statement of significance for 19 Bow Street:

This building:

- (i) Is associated with the commercial development of the area
- (ii) Is an important element in the community's consciousness
- (iii) Is of architectural interest
- (iv) Has a setting which adds to its cultural heritage value
- (v) Is part of a wider context of inter-war period commercial development
- (vi) Has architectural, historical, social and townscape value for present and future generations
- (vii) Has a good level of integrity

### 5.2 District Plan Review

In her review of the heritage inventory in 2016, Dr Ann McEwan made the following recommendation regarding 19 Bow Street:

This building should be removed from the WDC district plan Appendix C Historic Heritage. It has some historic interest, largely for its connection to Arthur Langley, but insufficient historic heritage significance, including modest architectural values, to merit scheduling.

As a result of this recommendation, 19 Bow Street was removed from the Schedule of Historic Heritage Items in the PWDP (Schedule 30.1). Schedule 30.1 was notified as part of Stage 1 of the PWDP in July 2018.

In September 2018, HNZPT made a submission on the notified PWDP opposing Dr McEwan's recommendation. The Summary of Submissions states:

The building is located on a prominent corner site and is part of the community history. The modifications have not totally compromised the building and it retains sufficient interest to be retained within the schedule.

The Whaingaroa Environmental Defence Society supported the submission made by HNZPT.

In her review of submissions in April 2020, Dr McEwan states:

The building has been considerably modified ... and does not meet the criteria for scheduling. The submitter owns the property and agrees with my recommendation that it should not be included Schedule 30.1 in the Proposed District Plan... As I noted in the report prepared to support deletion of the item from the heritage schedule, the building is located within the Raglan Design Guide Area. I consider inclusion of the building in the design guide area to be the most appropriate level of recognition and management of its streetscape character, which arises from its height, materials, scale and evident age.



In her Statement of Evidence in the matter of the Waikato District Council Proposed District Plan: Hearing 14, HNZPT Conservation Architect, Robyn Byron, stated:

I support the buildings at 11 Bow Street and 19 Bow Street in Raglan being retained on the heritage schedule as recommended in the Section 42A Hearing Report as they reflect the early commercial development of Raglan, retain significant and distinctive architectural features of value, and importantly relate to each other and to the HNZPT listed (List No. 740) and scheduled Harbour View Hotel (ID #142) at 14 Bow Street all at the town's central main intersection, effectively creating a heritage grouping.

While it was evident during a site visit early in the year that the Raglan buildings at 11 and 19 Bow Street have undergone modifications over time, these interventions have been made in a manner which endeavours to retain heritage character and support the prevailing historic features and building fabric. Given the prominent positions in Raglan, and in line with taking a conservative approach as discussed in the report, I also favour the recommendation to acknowledge the significance of these places through scheduling.



### 5.3 Historic Heritage Item Record Form

Heritage Item Name Former AR Langley Building

Address 19 Bow Street, Raglan



19 Bow Street, photographed 20 August 2020

District Plan Item No. 161 (B) HNZPT List No. & Cat. N/A

Legal Description Lot 1 DPS 2920

File Numbers

Date of Construction c.1906

Architect/Designer/Builder Unknown

## Style

Colonial shopfront with modern additions

### Physical Description & Significant Features

The building at 19 Bow Street is predominantly single storey, with a two-storey addition on the southwest corner. The historic part of the building is situated at the junction of Bow Street and Wainui Road, with an angled corner addressing the intersection. A deep verandah runs along both sides of the building, following the angled corner; and there is a plain parapet above. The hipped roof of the historic building is visible beyond the parapet. The contrast between the painted weatherboards and the unpainted timber joinery, which includes some historic doors and windows, is the most prominent feature of the historic building. The windows themselves are a mixture of types, some of which are likely to be original, but some of which have been added (may be salvaged fabric). The remainder of the building, being one shop onto Bow Street (which conceals part of the historic building frontage), and three shops onto Wainui Road, including the two storey extension in the southwest corner, reduce the prominence of the historic building and make it difficult to discern its extents. There is nothing particularly striking about the building when viewed from a distance.

### Materials/Structure

The historic building at 19 Bow Street is timber frame construction, with timber doors, timber frame windows, and rusticated timber weatherboard cladding. The roof of the historic building is corrugated metal, while the roof of the verandah is a mixture of corrugated metal and Perspex. The posts supporting the verandah are steel. Where the single storey building has been altered and extended on both streetfront elevations, the cladding is monolithic, and the joinery is generally aluminium. The two-storey extension in the southwest corner appears to be constructed in concrete block and timber frame, with some areas of tongue-and-groove cladding, and aluminium joinery. Aerial photographs indicate that the roof of these extensions is also corrugated metal.

### Additions/Alterations

Historic photographs (for example, Alexander Turnbull Library ref. 1/2-018639-G and 1/2-001126-G) show that 19 Bow Street was originally a T-shaped hipped roof building with an angled corner addressing the intersection, and lean-tos at the rear. On Wainui Road (formerly Green Street) the entire elevation was built out to the street, with a parapet all the way along, and a verandah that terminated about two thirds of the way along. The Bow Street elevation had two sections – the west section built out to the street, with a parapet and verandah as on the Wainui Road elevation; and the east section set back from the street, with no parapet or verandah.

A comparison between the current building and historic photographs shows that the eastern section of the Bow Street elevation has been altered to become a shop, with modern wall fabric concealing the historic wall. The verandah has been extended in front of this part of the building, and a parapet created above. The building has also been substantially extended to the south, and the Wainui Road elevation has therefore become much longer. The verandah and parapet have been continued along this elevation up to the point where a two-storey extension has been constructed on the southwest corner.

Comparison between the current building and historic photographs also indicates that the double hung sash window onto Wainui Road, and the doors on the angled corner of the building, are likely to be the only pieces of original joinery that remain. The nine-light shop window onto Wainui Road may also be historic, as a similar window is visible in a photograph of the Bow Street frontage of the building in Vernon (1984). Other joinery has been replaced. The flagpole that once stood above the corner of the building has been removed, as has the large

brick chimney that was once at the rear of the building. The original verandah posts have been replaced.

The change in wall cladding, and junctions in the parapet, are the main visual cues of the extent of the historic building. Less discernible from street level, though still visible, is the extent of the historic T-shaped hip roof. The extent of the historic roof is more obvious in aerial photographs.

### Surroundings and Contribution to Context

Bow Street is Raglan's main commercial street, and features an eclectic mix of one and two-storied buildings of varying ages, styles and condition along each side, with a central grassed berm planted with palm trees. The most prominent building in the streetscape is the Harbour View Hotel, built in 1905.

19 Bow Street is located on the east corner of Bow Street and Wainui Road (previously named Green Street), opposite and slightly to the east of the Hotel. Being located on a corner, it occupies a prominent position. The angled corner of the building addresses the intersection. Like the majority of buildings in the street, it is single storey and is generally built out to the property boundaries along both streets, with a deep verandah providing shelter along the footpath on both sides. It adjoins the neighbouring building to the east. To the south, there is a service area separating the building from the neighbouring property on Wainui Road. The depth of the verandah and the adjoining extensions mean that it is difficult to discern the extent of the historic building without looking closely at the materials.

### Extent of Setting

The extent of setting considered for scheduling aligns with the current legal site boundaries for the property, as shown below:



### History of Site/Structure/Place/Area

The first Europeans to settle in the area of Whāingaroa (Raglan Harbour) were the Wesleyan missionaries, Reverend James Wallis and his wife Mary Ann, who arrived in 1835. In 1851 the



government purchased 19,680 acres from Ngati Mahanga through Te Awaiaia; and Whāingaroa Village (Raglan township) was laid out in 1851-52 by the government to support the farms that were developing around the area.

19 Bow Street was originally encompassed within Allotment 1 of Section 9, Karioi District. Section 9 was originally bounded by Bow Street, Main Street (now Norrie Ave), Stewart Street, and Green Street (now Wainui Road). Section 9 was granted to John Moon in 1859 (DI 1G/60). The subsequent record of conveyances indicates that Section 9 was subdivided. Allotment 1 extended from the corner of Bow Street and Green Street (now Wainui Road) eastward along Bow Street to the bend in the road. Deeds (DI 2G/17) record the first conveyance of this section in August 1902 from Rutherford to Dando, and a mortgage was taken out with Kyngdon. This may indicate the date of the first building on the section, as there are no previous mortgages recorded. The property was sold shortly after to Macky in June 1903; and then to Langley in 1908. Langley also took out a mortgage with Kyngdon.

This record of transactions does not correspond with some previous research that has connected the 1906 fire at Wong Lem and Co's General Store with the subject site. Contemporary reports record the owner of Wong Lem and Co's store as being Kyngdon, with Langley as "land agent for the proprietor". Kyngdon did not own the land encompassing 19 Bow Street in 1906, nor did he hold a mortgage over it at that time. Furthermore, other contemporary reports refer to the store as "the old public hall". It is therefore more likely that the building at 19 Bow Street dates to either 1902 or 1908, when the property was sold and mortgages were taken out against it.

A 1909 survey plan (DP 7731) shows Allotment 1 divided into four lots, with A. R. Langley recorded as the owner of the lot on the corner of Bow and Green Streets, Lot 1. The first Certificate of Title (SA524/120) issued for this property in 1930 names Alice Clisby Langley, wife of Alfred Richard Langley, "land agent", as the title holder for Lot 1. A survey undertaken in 1936 (DP 26198) shows that, by that time, the Langley's also owned the adjacent lot on Bow Street (Lot 2 of Allotment 1), and that this lot had been subdivided.

A. R. Langley was one of two brothers who set up various businesses in the Kawhia-Raglan district in the late 19<sup>th</sup> century, operating in Kawhia from as early as 1883, advertising as land and commission agents in Raglan in 1884. They were also involved with flax and timber milling in the area. The shop at 19 Bow Street is understood to have been a shop that sold, amongst other things, Langley's extensive collection of books and some furniture; however, he kept his business interests spread across a diverse portfolio – for example, in 1915 he was the Kawhia agent for the Northern Steam Ship Company, Dalgety and Co. and insurance agent, advertising as a 'Shipping, Forwarding, Produce and General Commission Agent'. Langley died in 1936,

After A.R. Langley's death, his daughter and her two children ran the business for a few years. By 1953, the section that had started as Lot 1 had also been subdivided. The survey plan (DPS 2920) shows the footprint of the building at 19 Bow Street, and the footprint of a building immediately adjacent (now 21 and 23 Bow Street). According to Vernon (1989) Bob Stewart bought this block from Langley's daughter, and continued to run the business for a while, also establishing a billiard saloon next door at 21 Bow Street. The shop was later sold to Bill Gilling, and then moved across the road, at which time the building was subsequently sold and has had several successive owners. It is now a café.

### Archaeological Significance

While the building at 19 Bow Street was most likely constructed in the 1900s, and therefore does not meet the statutory definition of an archaeological site, historic survey plans indicate that the property was laid out and occupied by European settlers in the mid-19<sup>th</sup> century, prior to which

the area was populated by Māori. Therefore, it is considered that the property has archaeological potential, but the extent of its archaeological significance cannot be determined without further investigation. 19 Bow Street is not presently recorded as an archaeological site.

### **Architectural Significance**

The building at 19 Bow Street has been substantially changed since its construction. While there are some authentic features remaining, the extent of modification means that the historic building is difficult to distinguish from the more modern parts of the building without a discerning eye. There is nothing particularly uncommon or unique about the design, method of construction or craftsmanship about the building, and there is no known association with a notable architect or builder. In its current form, 19 Bow Street does not have any particular architectural significance.

### **Cultural Significance**

The building operated as a shop until relatively recent times and was well established and recognised within the community. The building now operates as a café, providing ongoing community connection with the building. Although the function and appearance of the building have changed, it continues to provide a context for community identity and sense of place within Bow Street. 19 Bow Street is therefore considered to have some cultural significance.

### **Historic Significance**

19 Bow Street is directly associated with the Langley family and their business, with connections to A. R. Langley extending back to the 1880s. It is not clear whether the historic building at 19 Bow Street was constructed for Langley when he purchased the property in 1908, by Dando in 1902, or possibly by Macky between 1903 and 1908. Regardless of the date of construction, however, the connection with the Langley family confers some historical significance on the building in the local and regional context.

### **Scientific Significance**

Through further research it is possible that more information about 19 Bow Street will be revealed. This information, while not necessarily significant at a national level, would be significant at a local and regional level as part of the overall historic narrative of Raglan and the Waikato. Therefore, it is considered that 11 Bow Street has potential scientific significance.

### **Technological Significance**

The building at 19 Bow Street does not demonstrate a high degree of technical achievement per se, being constructed using timber materials that were typical of the period. Therefore, it is not considered to have any particular technological significance.

### **Summary of Heritage Significance**

19 Bow Street has some historic and cultural significance, and potential archaeological and scientific significance that may be revealed with further investigation. In its current form, it has no particular architectural or technological significance.

### **Recommended Category of Historic Heritage Listing**

I do not recommend 19 Bow Street for inclusion in Schedule 30.1 of the PWDP as a Category B heritage item.



## References

Survey and title information, including: DI 1G/60; DI 2G/17; CT SA524/120; DP 7731; DP 26198; DPS 2920

Papers Past

Vernon, R. T. (1984) *Raglan*.

McEwan, A. (2016) WDC District Plan Review – Built Heritage Assessment: Historic Overview – Raglan & District

Williams, L. (2020) *Report regarding Building at 21 Bow Street, Raglan* for Dave Hanna

<b>Report Completed</b>	24 <sup>th</sup> August 2020
<b>Author</b>	Chessa Stevens
<b>Report Updated</b>	N/A
<b>Author</b>	N/A
<b>Peer Reviewed</b>	25 <sup>th</sup> August 2020
<b>Reviewer</b>	Wendy Turvey

## 5.4 Recommendation

I agree with Dr McEwan's statement that the inclusion of the building within the Raglan Design Guide Area will provide for the appropriate management of 11 Bow Street. In and of itself, this does not mean that 19 Bow Street does not meet the criteria for inclusion in Schedule 30.1. The building does have some architectural, historic and cultural significance in the local context, and potential archaeological and scientific significance that may be revealed with further research and investigation. However, the extent to which the building has been modified, and the impact that these modifications have had on its architectural significance and its contribution to Bow Street, mean that it is difficult to justify its inclusion in Schedule 30.1, even as a Category B building.

If rescheduling of this building were to be pursued, I recommend that the scheduling is limited to the extent of the footprint of the historic building only.



## 6 Whatawhata Waikato War Soldier's Memorial

### 6.1 Existing Schedule Information

The Whatawhata Waikato War Soldier's Memorial is not included in Appendix C1 of the OWDP (ref 125).

### 6.2 District Plan Review

The Whatawhata Waikato War Soldier's Memorial was assessed by HNZPT in 2015. The recommendation made at this time was that the monument had some heritage values, and could be scheduled in the District Plan.

In her review of the heritage inventory in 2016, Dr Ann McEwan made the following recommendation regarding the Whatawhata Waikato War Soldier's Memorial:

The memorial was damaged in 2015 and repaired with the installation of an inscribed backing stone in 2017. It is not in original condition, the headstone and base both having been altered very recently. The heavy post and rail surround, while intended to protect the memorial from further damage, detracts from its appearance. The memorial lacks sufficient authenticity and is best managed and protected by MCH [Ministry for Culture and Heritage].

In September 2018, HNZPT made a submission on the notified PWDP opposing Dr McEwan's recommendation. The Summary of Submissions states:

The submitter is concerned that there has only been partial recognition of the NZ War Memorial inventory supplied to the council, within Schedule 30.1 – Historic Heritage Items.

The Heritage New Zealand Pouhere Taonga NZ War Memorial Heritage inventory project sought to capture a range of monuments and memorials to the World Wars.

Many of these items have been funded in part or whole by their local communities and placed on land donated by communities.

This type of heritage has sometimes not been included within Heritage Schedules and this has led in some instance to their demise or relocation.

They requested that it be added to Schedule 30.1 of the PWDP.

### 6.3 Historic Heritage Item Record Form

Heritage Item Name

Whatawhata Waikato War Soldier's Memorial

Address

Cemetery Road, Whatawhata



Whatawhata Waikato War Soldier's Memorial, photographed 20 August 2020

District Plan Item No.

N/A

HNZPT List No. & Cat. N/A

Legal Description

Allot 190A Parish of Pukete

File Numbers

Date of Construction

1914 and 2017

Architect/Designer/Builder

The 1914 part of the memorial was built by John Bouskill (stonemason)

Style

Arched stone monument or "tablet"

Physical Description & Significant Features

The Whatawhata Waikato War Soldier's Memorial is a simple arched stone monument. It is positioned on its own in a small field between the western fence of the cemetery proper and the fence along Cemetery Road. It sits on a concrete plinth and large concrete foundation pad that is bounded by a heavy post and rail timber fence that has been painted white. It can only be accessed on foot by entering into the cemetery on the south side, and exiting through the cemetery on the west side. There is no path, though there is a worn track. To the south of the memorial there two small groups of graves that are also outside the western fence of the cemetery proper, and are separately fenced off from the field.

## Materials/Structure

The memorial itself is marble, made up of two parts: the eastern side that faces the road, which is historic white Italian marble; and the eastern side that faces the cemetery, which is new marble. The lettering on both the old and new sides of the memorial is in lead. The plinth and foundation pad are concrete. There is an information plaque laid on the foundation pad on the southeast corner that provides a brief history of the memorial.

## Additions/Alterations

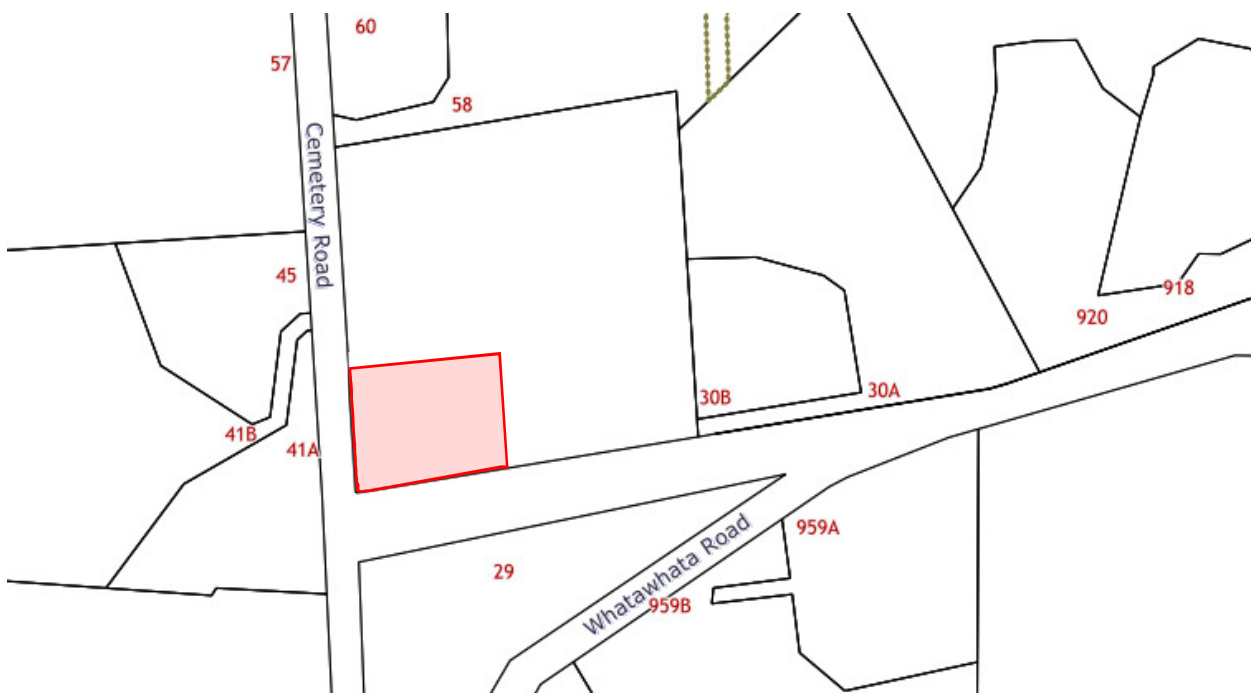
The original memorial dates to 1914. It was damaged during haymaking in 2015, after which it was agreed that it should be reconstructed. This was done by placing a backing stone onto the memorial to provide support. The addition of a backing stone also allowed for the names of five additional soldiers, who were identified after the original memorial was erected, to be added. The repaired memorial was unveiled in 2017.

## Surroundings and Contribution to Context

The memorial and adjacent cemetery at Whatawhata are set in relatively flat rural surroundings. Cemetery Road, which wraps around the site to the south and west, connects to Whatawhata Road (State Highway 23) which is the main route between Hamilton City and Raglan; however, there is minimal traffic running past the memorial or cemetery. The memorial is visible from Cemetery Road (both the south and west) although it can be partially concealed by high grass, and is dominated by the more prominent white fence of one of the outlying groups of graves to the south. It can be seen from within the cemetery, but only in the distance. It would be relatively easy to miss the memorial if you did not know where to look for it; and it appears as a headstone rather than a monument.

## Extent of Setting

The extent of setting considered aligns with the current boundaries of the Whatawhata Cemetery on the north and east sides, and Cemetery Road on the south and west sides, as shown below:



## History of Site/Structure/Place/Area

British forces led by Lieutenant-General Duncan Cameron began advancing up the valley of the Waipā River in late December 1863. Within a month they had established redoubts at Whatawhata, Tuhikaramea, Ngāhinapōuri and Te Rore. The Whatawhata redoubt, now destroyed, was on the east bank of the Waipā River near the existing township, and played a critical role in keeping the supply route along the river open. A small military cemetery was subsequently established on the riverbank, and a number of soldiers were buried there. However, as the banks eroded, the local residents requested that a cemetery be established in another location. According to *New Zealand History* ([nzhistory.govt.nz](http://nzhistory.govt.nz)):

On 21 September 1878, the *Waikato Times* reported that the Auckland Waste Land Board had agreed to allocate 10 acres (4 ha) at Whatawhata for a public cemetery. At the same meeting, Whatawhata cemetery committee chairman Mr James Braithwaite proposed that the bodies of the soldiers and sailors interred in the old burial ground should be exhumed and reinterred.

Further evidence is needed to confirm that these proposals were enacted. However it is likely that today's Whatawhata Cemetery, more than 1 km from the nearest point on the Waipā River, stands on part or all of the 1878 allocation. It also appears likely that the British remains were exhumed and reinterred there.

The present cemetery, which lies west of Whatawhata township, was originally encompassed within Section 190. The extents of the cemetery reserve are shown on a survey plan dated 1904 (SO 13199) (the current cemetery is much smaller).

It is understood that the bodies of the soldiers buried on the riverbank were relocated to this cemetery sometime in the late 19<sup>th</sup> century. In 1912, Edith Statham was employed as the Inspector of Old Soldiers' Graves by the Department of Internal Affairs. She visited Whatawhata Cemetery in 1913 and, after inspecting the wooden headboards that had been erected there in recognition of the soldiers of the Waikato War, she pursued the erection of a more appropriate memorial. The simple stone "tablet", made of white Italian marble by Auckland-based monumental mason John Bouskill, was unveiled on 29 January 1914, and recorded in lead lettering the names of seven known soldiers, as well as "others who died in the execution of their duty during the Māori war". Local MP J.A. Young was not in attendance at the unveiling, although that had been intended. The memorial was the first of a number erected in the Waikato under Statham's recommendation.

In 2015, the monument was badly damaged during haymaking, and repaired as described above. The new marble backing to the original memorial records five additional names of soldiers who were later identified.

As a government monument, the headstone is maintained by MCH.

## Archaeological Significance

It is understood that the Whatawhata Cemetery was receiving interments in the 1880s, and there are headstones in the cemetery dating to this decade. Therefore, the cemetery meets the statutory definition of an archaeological site, though it is not currently recorded. The memorial itself dates to 1914, and is therefore not an archaeological site.

## Architectural Significance

The style of the memorial is plain and unadorned. It appears as a simple headstone, rather than as a monument. Any landmark status that it may have derived from its setting in a flat grassed area has been diminished by the fence which, while it provides necessary protection, dominates

the memorial. The materials used are typical of early 20<sup>th</sup> century monuments of its type, and there is nothing particularly unique about its construction, other than the fact that it has been reinstated with a new backing stone which has utilised the same materials. The memorial is therefore considered to have no particular architectural significance.

### **Cultural Significance**

As an acknowledgement of loss of life during the Waikato Wars, and possibly having been erected at the site where the bodies of soldiers were reinterred, the memorial may be considered as a focus of spiritual sentiment. It certainly has commemorative significance to the community, and the potential to increase or facilitate a better understanding of the history of the local area, and the Waikato Wars. Whether it has significance for the descendants or relations of the men who are named is not clear – little seems to be known about them. Nevertheless, the memorial is considered to have high cultural significance in the local and regional context.

### **Historic Significance**

The memorial is associated with the Waikato War, an event that is hugely significant to the Waikato region and the country. It has associations with all of the named soldiers – and, though there is little known about them, some information has been gathered by New Zealand History ([nzhistory.govt.nz](http://nzhistory.govt.nz)), and there is the potential for further research to bring new information to light. In addition, the memorial is the first of its kind in the Waikato, and is a testament to Edith Stratham, the Inspector of Old Soldiers' Graves for the department of Internal Affairs, who advocated strongly for such memorials across the region. It is therefore considered that the memorial has high historic significance in the local context.

### **Scientific Significance**

The memorial contributes information about historic people and events that are significant in the local and regional context. It is unlikely that any further information would be gathered through investigation of the monument itself, but further research regarding those who are named on the memorial may provide some information of importance. The memorial is therefore considered to have some scientific significance.

### **Technological Significance**

The Whatawhata memorial does not demonstrate a high degree of technical achievement per se, being constructed using materials that are typical of monuments, memorials and headstones, and having a fairly basic “tablet” form. Therefore, it is not considered to have any particular technological significance.

### **Summary of Heritage Significance**

The Whatawhata Waikato War Soldier's Memorial has high historic and cultural significance, and some scientific significance in the context of Whatawhata and the wider Waikato. It has no particular architectural or technological significance.

### **Recommended Category of Historic Heritage Listing**

It is recommended that the Whatawhata Waikato War Soldier's Memorial be entered into Schedule 30.1 of the PWDP as a Category B heritage item.

### **References**

Survey and title information, including: SO 13199





Papers Past

[nzhistory.govt.nz](http://nzhistory.govt.nz)

Foster, A. (2015) *Whatawhata Cemetery New Zealand Wars Memorial, Whatawhata*. Report prepared for HNZPT

<b>Report Completed</b>	24 <sup>th</sup> August 2020
<b>Author</b>	Chessa Stevens
<b>Report Updated</b>	N/A
<b>Author</b>	N/A
<b>Peer Reviewed</b>	25 <sup>th</sup> August 2020
<b>Reviewer</b>	Wendy Turvey

## 6.4 Recommendation

I agree with Dr McEwan's statement that the responsibility for appropriately managing and conserving the Whatawhata Waikato War Soldier's Memorial lies with MCH, not Waikato District Council; and, therefore, scheduling it will make little difference in terms of how it is treated and protected. In and of itself, this does not mean that the memorial does not warrant inclusion in Schedule 30.1.

Its integrity has been compromised by the addition of the new marble backing stone and I associated inscriptions; and the architectural (or, more accurately described as aesthetic) significance of the memorial has been diminished by the erection of the existing fence around it. It is disconnected from both the road and the cemetery, and therefore can be easily missed. However, the memorial continues to possess high cultural and historic significance, and some scientific significance; and the original fabric does remain, with additional fabric having been sensitively applied.

I recommend that the scheduling of the Whatawhata Waikato War Soldier's Memorial is limited to the extent of the concrete foundation pad (fenced area) only.



## 7 Ngaruawahia Waikato War Fallen Soldiers' Graves

### 7.1 Existing Schedule Information

The Ngaruawahia Waikato War Fallen Soldiers' Grave is not included in Appendix C1 of the OWDP (ref 125).

### 7.2 District Plan Review

In her review of the heritage inventory in 2016, Dr Ann McEwan made the following recommendation regarding the Ngaruawahia Waikato War Fallen Soldiers' Grave:

The original perimeter fence is no longer extant and the monument's historic and aesthetic values are most appropriately recognised within the cemetery's reserve management plan.

In September 2018, HNZPT made a submission on the notified PWDP opposing Dr McEwan's recommendation. The Summary of Submissions states:

The submitter is concerned that there has only been partial recognition of the NZ War Memorial inventory supplied to the council, within Schedule 30.1 – Historic Heritage Items.

The Heritage New Zealand Pouhere Taonga NZ War Memorial Heritage inventory project sought to capture a range of monuments and memorials to the World Wars.

Many of these items have been funded in part or whole by their local communities and placed on land donated by communities.

This type of heritage has sometimes not been included within Heritage Schedules and this has led in some instance to their demise or relocation.

They requested that it be added to Schedule 30.1 of the PWDP.

### 7.3 Historic Heritage Item Record Form

**Heritage Item Name** Ngaruawahia Waikato War Fallen Soldiers' Grave  
**Address** Ngaruawahia Old Cemetery, Great South Road



Ngaruawahia Waikato War Fallen Soldiers' Graves, photographed 20 August 2020

**District Plan Item No.** N/A **HNZPT List No. & Cat.** N/A  
**Legal Description** Allot 81 Suburbs of Newcastle South  
**File Numbers**  
**Date of Construction** 1915 (obelisk)  
**Architect/Designer/Builder** Unknown  
**Style** Tiered obelisk (centre) with various headstones included

#### Physical Description & Significant Features

The Ngaruawahia Waikato War Fallen Soldiers' Grave is located in the Ngaruawahia Old Cemetery. The memorial obelisk stands at the centre of a large concrete pad towards the northwest end of the cemetery. The pad indicates the extent of the mass grave that contains the bodies of 13 men, and includes separate and smaller headstones. The obelisk itself is not particularly large, but the striking white colour of the relatively clean marble, and the space around it, means that it stands out in the cemetery where the majority of gravestones are more muted greys. The grave site is situated next to Great South Road (northeast), a busy thoroughfare, and there is little to separate it from the passing traffic other than a grass and bark

berm. To the southeast and northwest, the grave site is bordered by other burial plots, and to the southwest is a walkway laid to lawn.

### Materials/Structure

The memorial obelisk is white marble, with three tiers, set on a concrete pedestal. The pedestal is located in the centre of a large concrete pad that signifies the extent of the graves of the 13 men buried here. The lettering on the obelisk is in lead. The separate headstone for Sgt Freeman Jamieson is of a softer stone, and is now missing its lettering, although the depressions mean that the inscription is still legible.

### Additions/Alterations

The headstone for Sgt Freeman Jamieson was relocated along with his body and 12 others from the Octagon in the centre of Ngaruawahia in 1882, so predates this grave site. The concrete pad that seals the graves is likely to share the same date as the obelisk itself, though it could also date to the time that the bodies were reinterred. Subsequent headstones have been added to the concrete pad, at some distance away from the obelisk.

It is understood that the original mass grave was surrounded by a painted fence, but this has long since been removed.

### Surroundings and Contribution to Context

The Ngaruawahia Old Cemetery is a long and thin cemetery bounded by Great South Road to the northeast and the Main Trunk Railway line to the southwest. The layout allows for a clear view along the cemetery from a central access road. There are numerous tall headstones within the cemetery, many of an equivalent height to the memorial obelisk on the fallen soldiers grave. It is the space around the obelisk, and the cleanness of the white marble, that mean it stands out within the setting. Arguably, it makes no more of a contribution than any of the other headstones or plots of similar sizes.

### Extent of Setting

The approximate extent of setting considered is within the Ngaruawahia Old Cemetery shown below:



## History of Site/Structure/Place/Area

Ngaruawahia lies at the confluence of the Waikato and Waipa Rivers. Prior to the Waikato War, this area had been a major settlement and strategic base for Waikato Tainui. With the arrival of the British colonial forces in 1863, Ngaruawahia was established a base to support the British troops. Following the end of the Waikato War, Ngaruawahia was confiscated from Tainui and set aside for a town settlement. After being surveyed, the first sections in Ngaruawahia (variously named Queenstown and Newcastle at the time) were put up for sale in September 1864. The public cemetery, now known as the “old” cemetery, was opened in 1880.

Thirteen imperial soldiers who died during the Waikato War, including Sgt Freeman Jamieson, were initially buried in the Octagon in the centre of town. The graves were quickly neglected, and only one had a headstone. Their remains were exhumed and reinterred in the public cemetery in mid-1882 by the Constabulary Force as part of a wider project to improve soldiers’ burial grounds in the Waikato. However, while Sgt Jamieson had his headstone placed on the grave, moved from the Octagon burial site, none of the other soldiers were recognised. The government was to put up a stone to give information about the buried soldiers, but this did not occur.

In 1912, Edith Statham was employed as the Inspector of Old Soldiers’ Graves by the Department of Internal Affairs. She visited Ngaruawahia Cemetery in 1913, and pursued the installation of a memorial at the grave to acknowledge the 12 unnamed men along with Sgt Jamieson. The memorial obelisk was unveiled on 1 June 2015 by Prime Minister W. F. Massey and Dr M. Pomare representing Māori on behalf of the government. A large crowd also attended. The obelisk records three further names, and “the remains of soldiers who fell in the Māori Wars and whose names cannot be traced”. Two further headstones have been placed to the east of the obelisk.

## Archaeological Significance

The memorial itself dates to 1915, and is therefore not an archaeological site. It is understood that the Ngaruawahia Old Cemetery was receiving interments from 1880, and there are headstones in the cemetery dating to this decade. Therefore, the cemetery meets the statutory definition of an archaeological site, though it is not currently recorded. It may be noted that there are multiple recorded sites in the near vicinity.

## Architectural Significance

The obelisk is a fairly standard form of monument that is found worldwide. This, combined with the relatively small size and unadorned form mean that the obelisk does not have any particularly special aesthetic attributes, although it is a well executed representative example of its type. It is therefore considered that the obelisk has some architectural significance, though no more than many of the other headstones found in the Ngaruawahia Old Cemetery.

## Cultural Significance

As an acknowledgement of loss of life during the Waikato Wars, and having been erected at the site where the bodies of soldiers were reinterred, the memorial obelisk and the grave site more generally may be considered as a focus of spiritual sentiment. It certainly has commemorative significance to the community, and the potential to increase or facilitate a better understanding of the history of the local area, and the Waikato Wars. Whether it has significance for the descendants or relations of the men who are named is not clear – little seems to be known about them. Never-the-less, the memorial is considered to have high cultural significance in the local and regional context.



## Historic Significance

The memorial is associated with the Waikato War, an event that is hugely significant to the Waikato region and the country. It has associations with the four named soldiers – and, though there is little known about them, some information has been gathered by New Zealand History ([nzhistory.govt.nz](http://nzhistory.govt.nz)), and there is the potential for further research to bring new information to light. In addition, the memorial is associated with the work of Edith Stratham, the Inspector of Old Soldiers' Graves for the department of Internal Affairs, who advocated strongly for such memorials across the region. It is therefore considered that the memorial has high historic significance in the local context.

## Scientific Significance

The memorial obelisk and gravesite generally contribute information about historic people and events that are significant in the local and regional context. It is unlikely that any further information would be gathered through investigation of the monument itself, but further research regarding those who are named on the memorial may provide some information of importance. The memorial is therefore considered to have some scientific significance.

## Technological Significance

The memorial obelisk does not demonstrate a high degree of technical achievement per se, being constructed using materials that are typical of monuments, memorials and headstones, and having a well recognised obelisk shape. Therefore, it is not considered to have any particular technological significance.

## Summary of Heritage Significance

The Ngaruawahia Waikato War Fallen Soldiers' Grave, particularly the memorial obelisk, has high historic and cultural significance, and some scientific and architectural (aesthetic) significance in the context of Ngaruawahia and the wider Waikato. It has no particular technological significance.

## Recommended Category of Historic Heritage Listing

It is recommended that the Ngaruawahia Waikato War Fallen Soldiers' Grave be entered into Schedule 30.1 of the PWDP as a Category B heritage item.

## References

Papers Past

[nzhistory.govt.nz](http://nzhistory.govt.nz)

Mercer, K. (2015) *Ngaruawahia New Zealand Wars Memorial, Ngaruawahia*. Report prepared for HNZPT

**Report Completed** 24<sup>th</sup> August 2020

**Author** Chessa Stevens

**Report Updated** N/A

**Author** N/A

**Peer Reviewed** 25<sup>th</sup> August 2020

**Reviewer** Wendy Turvey





#### 7.4 Recommendation

I agree with Dr McEwan's statement that the Ngaruawahia Waikato War Fallen Soldiers' Grave is best managed as part of the cemetery's reserve management plan. I also recognise that it is not a particularly strong architectural (aesthetic) example of a memorial. However, it does have heritage significance in the context of Ngaruawahia and the wider Waikato, particularly associated with its high historic and cultural values. I note also that a similar memorial located on Old Taupiri Road has been included in Schedule 30.1 of the PWDP (#82); and, therefore, it is not architectural significance alone that supports inclusion of a monument into the schedule.

I recommend that the scheduling of the Ngaruawahia Waikato War Fallen Soldiers' Grave is limited to the extent of the concrete foundation pad only.