

## Advisory Note.

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Waikato District Council adopted the Ngaaruawaahia, Hopuhopu, & Taupiri Structure Plan / Ngaaruawaahia Town Centre Plan on the 21st of October 2024. Information contained in this report from the "[Ngaaruawaahia Structure Plan – 2017](#)" relating to **Ngaaruawaahia, Hopuhopu, & Taupiri** has been superseded by a more recent technical report.



You can find the updated report [here](#).

If you are after information pertaining to **Glen Massey, Horotiu** or **Te Kowhai** this report still applies.


## Ngaruawahia Structure Plan – Built Heritage Assessment




### Ngaruawahia




#### Scheduled items – Waikato District Plan - Appendix C – Historic Heritage




108 [A]	Turangawaewae House	2 Eyre Street, Ngaruawahia	
109 [A]	Potatau Monument	Broadway Street, Ngaruawahia	




110 [A]	War Memorial / Cenotaph	The Point, Waipa Esplanade, Ngaruawahia	
111 [A]	Pioneer gun turret	The Point, Waipa Esplanade, Ngaruawahia	
112 [A]	Band rotunda	The Point, Waipa Esplanade, Ngaruawahia	

113 [A]	Delta Tavern	2 Market Street, Ngaruawahia	
114 [A]	Bakery	108 Great South Road, Ngaruawahia	
115 [A]	Villa	13 Market Street, Ngaruawahia	

116 [A]	Former Doctor's house	<p>11A Luff Place, Ngaruawahia [relocated from 53? Newcastle Road]</p> <p>Should this building still be scheduled in view of its relocation and alterations? <b>Review.</b></p>	
117 [A]	House	2 Old Taupiri Road, Ngaruawahia	
118 [A]	Former flour mill [granary or store]	<p>1A Old Taupiri Road, Ngaruawahia</p> <p>Condition of this NZHPT Category 1 historic place is alarming. Suggest an application to the Lottery Grants Board for conservation of the building and surrounds should be made by WDC, with input &amp; support from Heritage New Zealand (formerly NZHPT).</p>	


119 [A]	St Paul's Catholic Church	Cnr Belt & Great South Road, Ngaruawahia  See architectural drawings collection, Waikato Museum.	
120 [B]	Police house & cell block	10 Waikato Esplanade, Ngaruawahia	
121 [B]	Four Square building	14 Jesmond Street, Ngaruawahia	


122 [B]	House	13 Lower Waikato Esplanade, Ngaruawahia	
124 [B]	'Melrose' house	3 Carlton Avenue, Ngaruawahia	
125 [B]	House	14 Galileo Street, Ngaruawahia	

126 [B]	House	<p>638 [?] Hakarimata Road, Ngaruawahia</p> <p>Former Convent of Our Sisters of the Missions, Ngaruawahia [1928?] – relocated [date unknown].  <b>Review</b> heritage values of building on new site to determine whether it should be retained on the DP.</p>	
127 [B]	House	26 Waikato Esplanade, Ngaruawahia	
128[B]	Old bridge & abutments	Lower Waikato Esplanade, Ngaruawahia	
129 [B]	House	5 Broadway Street, Ngaruawahia	



130 [B]	House	<p>44 Ellery Street, Ngaruawahia</p> <p>1915 workers' dwelling – see SO 23332. NZ Gazette 1912 p. 2604.</p>	
131 [B]	House	<p>46 Ellery Street, Ngaruawahia</p> <p>1915 workers' dwelling – see SO 23332. NZ Gazette 1912 p. 2604.</p>	
132 [B]	Railway cottage	184 Great South Road, Ngaruawahia	



133 [B]	Railway cottage	188 Great South Road, Ngaruawahia	
134 [B]	Railway cottage	198 Great South Road, Ngaruawahia	
135 [B]	Railway cottage	200 Great South Road, Ngaruawahia	
135A [B]	Puke I Ahua Pa	Havelock Hill, Ngaruawahia  Refer to Cultural Heritage / Archaeological Heritage Structure Plan reports.	

135B [B]	Grants Chambers	Cnr Great South Road & Jesmond Street, Ngaruawahia	
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Listed items – Heritage New Zealand’s List of Historic Places:




4170	Turangawaewae House	2 Eyre Street, Ngaruawahia	Category 1
4258	War Memorial / Cenotaph	The Point, Waipa Esplanade, Ngaruawahia	Category 2
756	Pioneer gun turret	The Point, Waipa Esplanade, Ngaruawahia	Category 2
4257	Band rotunda	The Point, Waipa Esplanade, Ngaruawahia	Category 2
4459	Delta Tavern	2 Market Street, Ngaruawahia	Category 2
4248	Bakery	108 Great South Road, Ngaruawahia	Category 2
4256	Motel [Villa]	11 [13?] Market Road, Ngaruawahia	Category 2
4250	Doctor’s house [relocated]	11 Luff Place, Ngaruawahia [relocated]	Category 2
4259	House	2 Old Taupiri Road, Ngaruawahia	Category 2
734	Former flour mill [granary]	1A Old Taupiri Road, Ngaruawahia	Category 1
4246	St Paul’s Catholic Church	Cnr Belt & Great South Road, Ngaruawahia	Category 2
4255	House	13 Lower Waikato Esplanade, Ngaruawahia	Category 2
6704	Puke I Ahua Pa	Havelock Hill, Ngaruawahia	Category 2
4251	Grants Chambers	Cnr Great South Road & Jesmond Street, Ngaruawahia	Category 2


Additional items identified by the *Waikato Heritage Study* for Waikato District Council et al by Dinah Holman [November 1997]:

House	Belt Street, Ngaruawahia	Street #?	
House	Eyre Street, Ngaruawahia	Street #?	
Waipa Hotel	Cnr Great South Road & Jesmond, Ngaruawahia	This building should be scheduled, for both its intrinsic heritage significance and for its contextual historic relationship to the Delta Hotel.	
Former power station	Herschel Street, Ngaruawahia	See SO 22534. Transferred to Boy Scouts Assn in 1957 – recommend assessment for scheduling.	
House	Market Street, Ngaruawahia	Street #?	
House	Princess Street, cnr Durham Street, Ngaruawahia	Street #? Possibly former Central Hotel – see below	
House	Waikato Esplanade, Ngaruawahia	Street #?	

Potential scheduled built heritage items [in addition to those listed above]:

Masonic Lodge	18-20 Herschel Street, Ngaruawahia	1912. Warren & Blechynden, Architects – 1916 proposed additions to Lodge Te Marama, No. 186. Plans Waikato Museum.			
Building	22 Herschel Street, Ngaruawahia	Former railway station building? Construction of interest.			
Plunket Rooms	Cnr Jesmond & Newcastle Streets, Ngaruawahia				

<p>Centennial Memorial Clock tower</p>	<p>Great South Road, Ngaruawahia</p>	<p>1963. ARP Garry, architect; RE Goodall, builder.</p>	
<p>Commercial building</p>	<p>76 Great South Road, Ngaruawahia</p>		
<p>Former Central Private Hotel / Perrin Boarding House</p>	<p>Cnr Durham &amp; Princess Streets, Ngaruawahia</p>	<p>Part of the Perrin boarding house, relocated from near saleyards [Latta, p. 169]</p>	





Mahinarangi and Turongo House	River Road, Ngaruawahia	1935-38. See D Brown <i>Maori Architecture</i> pp. 105-110.	
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Other buildings of interest / note:

House	19 Newton Street, Ngaruawahia		
Building	6 Durham Street, Ngaruawahia		





House	67 Ellery Street, Ngaruawahia	Including gateposts with trefoil decoration. C. 1910? Former Cavanagh house.	
House	21 North Street, Ngaruawahia	Area surveyed 1909 by Thomas Davis, DP 4854.	
Building	25 Newton Street, Ngaruawahia	Former Buffalo Lodge? [local history informants]	
War Memorial Hall	Galileo Street, Ngaruawahia	E Care-Cottrell, architect. 1955-17.	




House	180 Saulbrey Road, Ngaruawahia			
House	81 Waingaro Road, Ngaruawahia	See also # 132 – single storey bungalow		
State houses	3, 5 & 7 Hakarimata Road, Ngaruawahia			
Villa	161 Hakarimata Road, Ngaruawahia	<ul style="list-style-type: none"> <li>• Possible relocation?</li> </ul>		

Brick bungalow	329 Hakarimata Road, Ngaruawahia	Note fence and gate with initials in bent wire. c. 1929.			
Villa	1 Old Taupiri Road, Ngaruawahia	Mill manager's house?			
Villa	21 Ngaruawahia Road, Ngaruawahia	c.1915? former Goodall residence.			
House	11 Waipa Esplanade, Ngaruawahia	c. 1945			

House	1 Herschel Street, Ngaruawahia	Garage on property overlooking Herschel Street believed to be former goal [local history informants], but the building does not support this reading.	
Houses	2 & 3 Princess Street, Ngaruawahia	19 <sup>th</sup> century [c. 1880?] houses, previously owned by W Walsh. See SO 2722 & 24294.	
House	17 Waikato Esplanade, Ngaruawahia	c. 1935? Section owned 1912 by J Cavanagh.	

<p>School building</p>	<p>Ngaruawahia Primary School, Galileo Street, Ngaruawahia</p>	<p>Assess age and significance.</p>			
<p>House</p>	<p>37 Waikato Esplanade, Ngaruawahia</p>				
<p>House</p>	<p>9 Broadway Street, Ngaruawahia</p>				
<p>Former Catholic presbytery</p>	<p>126 Great South Road, Ngaruawahia</p>				



Bungalows	30, 32, 34, 36 & 38 Whatawhata Avenue, Ngaruawahia	c. 1910. Originally 7 houses in the 'set', one relocated to Hakarimata Road and 1 burned down, leaving 5 [local history informants]. See DP 6825.	
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Built heritage / historic character qualities:



- Impact of river and railway on historic development and modern-day layout
- Nationally significant buildings embodying Maori architectural practices and concepts
- Diverse range of heritage and historic character buildings
- residential buildings that contribute to the historic character of the town include colonial cottages & villas, bungalows, government [state and NZR] housing, and post-war bungalows
- a modest number of architecturally designed buildings, but notable buildings are predominantly examples of the vernacular forms of colonial classicism and Gothic Revival
- Much of the housing overlooking the esplanades and the cross-streets between Belt and Martin Streets is of a pre-WWII vintage and contributes to the town's historic character and amenity values – promotional efforts such as self-guided walking tours or the formation of a vintage homes group might be considered to encourage retention and maintenance

## Taupiri

### Scheduled items – Waikato District Plan - Appendix C – Historic Heritage:

138 [B]	Former Wharf	60 Great South Road, Taupiri	
139 [B]	House	4 Te Putu Street, Taupiri	

141 [A]	Taupiri Tavern	1 The Crescent, Taupiri	
142 [A]	Christ Church	1 Te Putu Street, Taupiri	
144 [A]	House	65 Great South Road, Taupiri  What heritage values does this building possess that warrants its 'A' ranking? Typical return bay villa with Category 2 NZHPT ranking. <b>Review.</b>	


145 [B]	Rev Ashwell's Mission	<p>Pepepe Trust, Hakarimata Road 732 Hakarimata Road, Taupiri</p> <p>Extent of scheduling? This item has three map entries [Policy Map 20] – each parcel of land / heritage feature should be individually listed for accuracy of identification and ease of management.</p> <p>Does the item include the former Taupiri Cemetery graves? In conjunction with Notable Trees # 153, 154 &amp; 155 [Waikato District Plan Appendix F], the graves should also be identified and protected on the former mission.</p> <p>It is thought that there are also graves beyond the enclosed area under the tree [local history informants].</p>	
146 [B]	Graves	<p>Wright Street, Taupiri</p> <p>Site marked by plaque set into a rock, which indicates former site of Catholic Church [1876]. Date of memorial unknown. Has potential heritage value in itself.</p>	
147 [B]	Graves by Christ Church	1 Te Putu Street, Taupiri	



Listed items – Heritage New Zealand's List of Historic Places:

4306	Christ Church (Anglican)	1 Te Putu Street, Taupiri	Category 2
4307	Taupiri Tavern	The Crescent, Taupiri	Category 2
4308	Villa	65 Great South Road, Taupiri	Category 2






Potential scheduled built heritage items and areas [in addition to those listed above]:

Hopin Stopin Café and retail buildings	60-62 Great South Road, Taupiri	This building was registered by NZHPT, but is no longer. It was also included in the Holman Study [1997]. All three buildings were extant by November 1946 and the earliest may date from c. 1893. The retail group is in close proximity to the former wharf [WDC DP item # 138] and it makes a notable contribution to the streetscape. See DP 13107, dated August 1919, in which café is marked as a house and the former antiques shop as a shop.	
Soldiers & Settlers Hall	12 Te Putu Street, Taupiri	1921, FC Daniell, Architect. Plans held Waikato Museum.	


<p>WWII Memorial Hall &amp; Plunket Rooms</p>	<p>18 Greenlane Road, Taupiri</p>	<p>1952. G Leigh, Architect.</p>	
<p>Former Taupiri Post Office</p>	<p>3 The Crescent, Taupiri</p>		

Other buildings of interest / note:


<p>Taupiri Dairy</p>	<p>8 Te Putu Street, Taupiri</p>	<p>Former billiards hall? Shown on DP 24798, dated August 1933.</p>	
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Commercial building	33 Te Putu Street, Taupiri	Possible former butchery?	
Houses	Te Putu Street, Taupiri	<p>Including numbers 42 [top] &amp; 39 [bottom].</p> <p>Historic character of houses in Te Putu Street East may be worthy of protection and/or promotion</p>	

Taupiri Bowling Club	7 [?] Onslow Avenue, Taupiri		
Former NZCDC Dairy Factory	14 [?] Te Putu Street, Taupiri	Est. 1929?	
Former railway/dairy factory workers' houses [?]	2 & 3 Factory Lane, Taupiri		
Bungalow	2 Wright Street, Taupiri	Former dairy factory manager's residence? See DP 26858, dated 4 December 1936. Property owned by Taupiri Dairy Coy Ltd at this time.	

Villa	174 Great South Road, Taupiri	<p>Landmark house at southern entry to village.</p> <p>Note: QV &amp; QuickMap gives street number as 170.</p>	
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Building noted for information purposes only:


Former Tamahere Hall / Whareniui & ablution block	,Taupiri Marae, Taupiri	<p>Hall from Tamahere School grounds relocated to Taupiri Marae in c. January 2012. See <a href="https://www.youtube.com/watch?v=5E58ZuGq1a0">https://www.youtube.com/watch?v=5E58ZuGq1a0</a></p>	
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Built heritage / historic character qualities:

- Dispersed civic / commercial centre
- Impact of river and railway on historic development and modern-day layout
- Proximity of village to Taupiri Mountain and 19<sup>th</sup> century Anglican Maori mission site
- Diverse range of heritage and historic character buildings

## Hopuhopu

### Scheduled items – Waikato District Plan - Appendix C – Historic Heritage:


145 [B]	Rev Ashwell's Mission	<p>Tainui Land, Hopuhopu</p> <ul style="list-style-type: none"> <li>• Extent of scheduling? This item has three map entries [see Policy Map 20] – each parcel of land / heritage feature should be individually listed for accuracy of identification and ease of management</li> <li>• It appears this entry should be renamed Rev Ruarangi's Grave [1913].</li> </ul>	
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### Listed items – Heritage New Zealand's List of Historic Places:



Nil

### Potential scheduled built heritage items and areas [in addition to those listed above]:

Former military camp	Hopuhopu	<p>A comprehensive survey of the former Hopuhopu Military Camp is recommended. The Holman report [1997] recognised the 'important legacy of World War II military heritage in the Waikato', including that of Hopuhopu.</p> <p>The survey should include the staff housing on the north side of Old Taupiri Road and the ammunition stores east of Great South Road.</p>	
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Waikato Wars Memorial	Old Taupiri Road, Hopuhopu	1914	
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Other buildings/features of interest / note:

Former AE Rogers house	5113 Great South Road, Hopuhopu	Bungalow and garden setting. Former Mount Ley pig stud. Clarify address.	
Former Lomas house	Old Taupiri Road, Hopuhopu	Check street number. Previously located in Lake Crescent, Hamilton. 1954 home of Alan and Heather Lomas. Relocated and rebuilt on new site in 2013-14. Noted for information only.	

## Glen Massey

### Scheduled items – Waikato District Plan - Appendix C – Historic Heritage




20 [B]	Glen Massey School	<p>897 Waingaro Road, Glen Massey</p> <p>Recommend this listing be more restricted – to just original/oldest school building? Opened 1 February 1915, extended 1929 +.</p>	
21 [B]	Former boarding house	79 Wilton Collieries Road, Glen Massey. Built 1914.	
22 [B]	House	859 Waingaro Road, Glen Massey	

### Listed items – Heritage New Zealand’s List of Historic Places:

Nil



Potential scheduled items:


Cottage	929 Waingaro Road, Glen Massey	c. 1893? This house is marked on DP 9281, which was drawn in January 1914.	
Former doctor's surgery [?]	45 Wilton Collieries Road, Glen Massey		
Former WJ Foster bungalow	1237 Waingaro Road, Glen Massey	Archibald MacDonald, architect. Built with Glen Massey bricks. Completed 20 July 1930.	

Built heritage / historic character qualities:

- 1915-17 development of residential area in conjunction with establishment of mine
- modest housing with slightly larger scale residences opposite the school
- note 1910s housing in Wilton Collieries Road

## Te Kowhai


### Scheduled items – Waikato District Plan - Appendix C – Historic Heritage:

92 [B]	St Mark's Union Church	<p>608 Horotiu Road / SH 39, Te Kowhai</p> <p>FC Daniell – Methodist Church, Te Kowhai, 1908-09. Waikato Museum plans. Relocated from Waitekauri [1950 school history].</p> <p>Note: Waikato Museum also holds plans by FC Daniell for a residence for James Colley, c.1920.</p>	
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### Listed items – Heritage New Zealand's List of Historic Places:

Nil

### Potential scheduled built heritage items and areas [in addition to those listed above]:

St Stephen's Anglican Church	Horotiu Road / SH 39, Te Kowhai	<p>1903. Relocated from Collie Road in 1956. Grainger Ward, architect. Mr Pettigrew, builder.</p>	
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Other buildings of interest / note:


Te Kowhai Memorial Hall	Horotiu Road / SH 39, Te Kowhai	1954. White, Leigh & de Lisle, Architects. Extended and refurbished post-2004.	 A long, single-story building with a grey roof and light-colored walls. The name 'TE KOWHAI MEMORIAL HALL' is visible on the left side of the facade. There are several windows and a central entrance.
Te Kowhai Kindergarten	473 Bedford Road, Te Kowhai	Building has the appearance of an early- to mid-20 <sup>th</sup> century public works shed.	 A smaller, single-story building with a red roof and light-colored walls. It has a simple, utilitarian design. Several cars are parked in front of the building, and there are some bushes in the foreground.

Built heritage / historic character qualities:

- Modest number of non-residential buildings associated with historic development of village.
- Village hub created by the Memorial Hall, Te Kowhai School and St Mark's Union Church is bisected by SH39.

## Horotiu

Scheduled items – Waikato District Plan - Appendix C – Historic Heritage

106 [A]	Maori gardens	Kernott Road, Horotiu	<ul style="list-style-type: none"> <li>Refer to Cultural / Archaeological Heritage reports?</li> </ul>
107 [A]	Former Horotiu Hall	Great South Road, Horotiu	



Listed items – Heritage New Zealand’s List of Historic Places:

4324	Horotiu Hall	6177 SH1, Horotiu	Category 2
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Additional items identified by the *Waikato Heritage Study* for Waikato District Council et al by Dinah Holman, dated November 1997.

Horotiu Bridge	Horotiu Bridge Road, Horotiu	1921. Demolished since 1997 – two new bridges in situ.	
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Potential scheduled built heritage items and areas [in addition to those listed above]:

<p>Horotiu Freezing Works</p>	<p>Great South Road, Horotiu</p>	<p>1915-16  Recommend that the site be surveyed. Historic photograph at right, published in 1916, shows a large number of buildings on the site very soon after the works opened.</p>	 <p>HOROTIU WORKS, IN WAIKATO DISTRICT. Killing capacity 300 Sheep or 50 Cattle per day. Storage 15,000 60lb carcasses.</p>
<p>Railway cottage</p>	<p>37 Horotiu Road, Horotiu</p>		

Other buildings/features of interest / note:

<p>Memorial Gates</p>	<p>Horotiu School, 85 Horotiu Bridge Road, Horotiu</p>		
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Methodist Church	Unknown location – still extant?	FC Daniell, Architect. 1915-16 Waikato Museum Collection	
Anglican Church	Unknown location – still extant?	E Care-Cottrell, Architect – alterations to church, 1958-59.	

Built heritage / historic character qualities:

- Modest number of non-residential buildings associated with historic development of village.
- Dispersed settlement pattern influenced by highway and NIMT railway.
- Limited sense of arrival and departure points in the village.
- AFFCO Freezing Works are a major local landmark.