

Flat Bush

Built Heritage Review



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1.0 Scope of this report

This report, undertaken by Reynolds & Associates in August 2010, was commissioned by Manukau City Council to revisit the identification and protection of built heritage features located within the boundaries of the Flat Bush Stage 2, Stage 2A and Stage 3 areas.

The review involved the assessment of New Zealand Historic Places Trust and Manukau City Council records along with site visits to the study area, to ascertain whether there are any additional built heritage features that should be identified for protection in the District Plan.

In addition, existing identified built heritage features in the District Plan were reviewed with a view to confirming whether their continued protection was warranted. Recommendations are made on potential changes to the District Plan.

2.0 Study Methodology

Three site visits were made to the study area during August 2010. Each roadway bounding the study area, and every cul de sac leading to the boundaries of the study area was visited, photographs taken and binoculars used to scan for structures at a distance.

For the upland area to the east it was necessary to use the network of new roads running down gullies from Redoubt Road and vantage points along Redoubt Road and Regis Lane, to identify distant buildings of potential heritage value, particularly 99 McQuoid's Road.

Other information was gained by discussions with long time resident Fred Gillard, and with Jennifer Clark who interviewed many of the descendants of Flat Bush settlers and visited many of the homesteads in Flat Bush in the course of writing her 2002 history, *East Tamaki: Including the Adjoining Areas of Flat Bush and Otara – Papatoetoe*.

Following site visits, the on-ground findings were checked against Manukau City valuation records and aerial photography and with Google Earth aerials. Further site visits were made to selected properties in Flat Bush School Road and McQuoid's Road.

Note:

Archaeological heritage is not covered here, being the subject of a separate report.

The names 'Flat Bush' and the contraction 'Flatbush' are both used in this report depending on their context, e.g. the scheduled title of the former school. Flat Bush is acknowledged as one early historical name for the area, and as the name for the new town.

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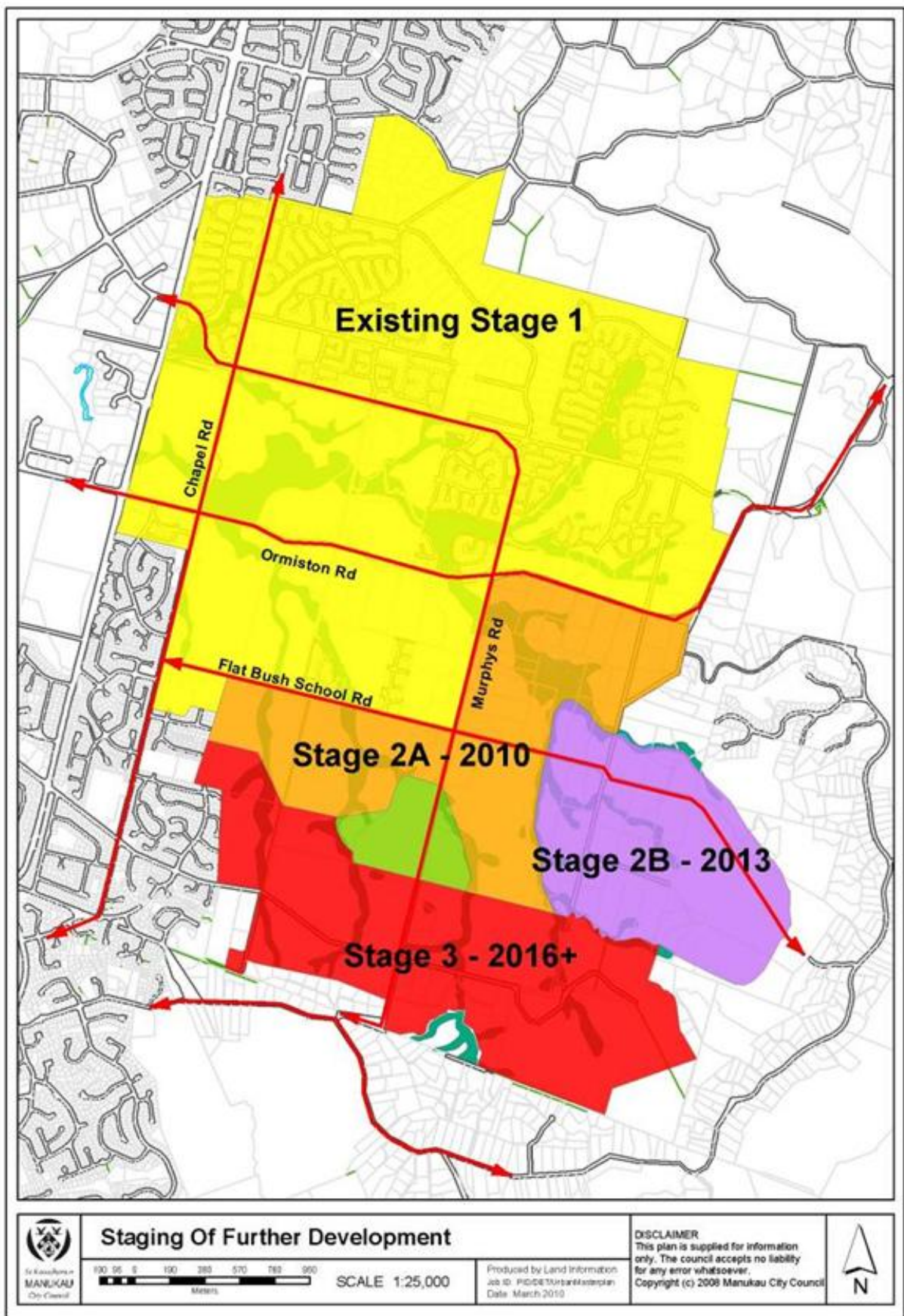


Fig 1: The study area for this report covers Stages 2A, 2B and Stage 3 above.

3.0 Historical background

3.1 Early settlement

Prior to the arrival of missionaries and pakeha settlers, the Flat Bush area was the home to Ngāi Tai interlinked with Te Akitai, Ngāti Tamaoho and Ngāti Kahu of Te Wai o Hua, and with the Ngāti Pāoa and Ngāti Tamaterā, of Hauraki. At that time, Ngāi Tai was recognised as having mana whenua status in the area.¹ Today Ngāi Tai and Ngāti Pāoa are recognised as holding Mana Whenua status.

3.2 European settlement

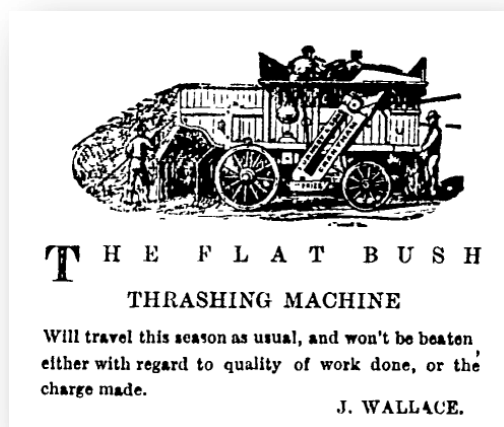
Flat Bush is part of what was once called the 'Tamaki Bock' or the 'Fairburn Purchase' some 82,947 acres (33567 hectares)² 'purchased' in 1836 from several iwi by Church Missionary Society (CMS) missionary William Thomas Fairburn in questionable circumstances. The owners 'received as return for that land Tamaki, ninety blankets, twenty-four axes, twenty-four adzes, twenty-six hoes, fourteen spades, eighty dollars, nine hundred pounds tobacco, twenty four combs, [and] twelve plane irons' followed by a payment in instalments of £902.³

When the purchase was disputed, Fairburn agreed to return one third to Ngāti Paoa, Ngāti Tamaterā, Ngāti Terau, Te Akitai and Ngāti Whanaunga.⁴ The transaction did not take place, and Fairburn attempted to offer another third to the Church. In 1844 Fairburn's dealings were investigated by the Land Claims Commission which disallowed the original claim awarding only 5,500 acres (2225 ha). The balance of the land was retained by the Crown, awarding a reserve of approximately 5,000 acres (2023 ha) at Umupuia to the original owners.⁵ In February 1854 the Crown paid £800 to Te Akitai for the balance of the block, ignoring Ngāti Whanaunga or Ngāti Paoa, which were a part of the original transaction with Fairburn.

The land then became available for pakeha settlement.

The newcomers to the East Tāmaki area were largely Scottish and Irish Presbyterians and Flat Bush developed in the mid 19th century as a mixed farming area, of 600 to 800 acre (240 – 320 ha) farms where cropping initially took place, along with sheep and cattle farming.⁶

The volcanic soils proved suited to cropping and early farming in the area centred on wheat, and oat growing and cultivation of potatoes and other food crops. Initially abundantly successful, the grain crops proved susceptible to fungal infections, and this led to their abandonment and the replacement of arable farming with livestock farming, particularly dairying, with a 20th century emphasis on milk production for town supply. The East Tāmaki Co-operative Dairy Company was formed in 1921 to produce butter and process milk. By 1939 the local area was filling 18.9% of Auckland's milk needs.⁷



Some evidence of livestock farming heritage is still reflected in the patterns of fencing and roading, the survival of races and abandoned milking sheds and a very small sample of the first and second generation farm cottages in the study area.

Fig 2: Flat Bush farmer-entrepreneur John Wallace's advertisement for his steam powered thrashing (threshing) machine, available for hire at 6d per bushel.

Daily Southern Cross, Volume XXXII, Issue 5367, 26 December 1876, Page 4

The Ambury and English creamery factory manager's house which still stands in Chapel Road is perhaps the last surviving evidence of the area's dairy-related industrial heritage.⁸

4.0 Existing built heritage recognition and protection

4.1 Manukau City scheduling

At present Manukau City's Schedule 6A identifies only two buildings in the Flat Bush Stage 2 and 3 areas.

These are the 1877 former Flatbush School at 160R Murphy's Road East Tamaki, (Group 1 exterior only protected) and Murphy's Homestead, 89 Flatbush School Road, East Tamaki (Group 2 exterior only protected).

4.2 New Zealand Historic Places Trust registration

The New Zealand Historic Places Trust (NZHPT) has registered the former Flatbush School as a Category 1 Historic Place (Register No 2655). The only other registered Historic Place in Flat Bush (outside the study area) is the 1886 St Paul's Anglican Church at 246 Chapel Road, a Category 2 Historic Place (Register No 690).

A search was made of the NZHPT Northern Regional Office building files, to check whether the Trust held any information about other unregistered or unscheduled built heritage in the study area but no further information on Flat Bush built heritage was discovered.

5.0 Appropriateness of existing scheduling

5.1 Former Flat Bush School



Fig 3: Flat Bush School built 1877 and moved to its present site from Baverstock Road in 1893.
Photo: Reynolds & Associates



Fig 4: Flat Bush School interior Photo: Reynolds & Associates

The former Flat Bush School is currently scheduled (Group 1 exterior only), under criteria i, iii, iv, vi, vii, viii, ix, x, xiii, xiv, xvii, xix, xx.

The school is one of many standard plan buildings constructed by the Auckland Education Board immediately following the Education Act of 1877. Henry Alright was the Board's architect at the time and remained with the Board from 1877 to 1892 during the main period of school building expansion.⁹ Flat Bush school is a rare survival of that style from the time of the commencement of free, compulsory and secular education in New Zealand.

Few of these timber school buildings built to this plan remain in a good state of preservation. Many were replaced in the 1960s and 70s with standard "Nelson Plan" classrooms. What is remarkable in this case is the school's surviving 40 year's service as a hay-shed. A comparative and well-preserved example is the former Thames North (Tarurau School) which is also an HPT Category 1 registered historic place. The Mangere Central School, which preceded the Education Act by 7 years, and built to an earlier plan, is scheduled in Group 1 (exterior only).

5.1.1 Scheduling Evaluation Review

The former Flatbush School still meets the criteria it was originally scheduled under. It also meets the following criteria:

- (ii) It is associated with an important advancement in NZ society, the provision of free, compulsory and secular education.
- (xi) It is now a rare example of this type of timber framed Education Board school.
- (xii) It has architectural merit and interest, is a very good example of a group of this style surviving in the former Auckland Province, and is one of the best, if not the best example of its type.
- (xv) It belongs to the Victorian period.
- (xviii) It makes an important contribution to local streetscape, and landscape, and is enhanced by its wooded setting.

None of the trees surrounding the former school, which contribute significantly to the setting, is currently scheduled.

5.1.2 Recommendation:

- That the District Plan Scheduling entry for the former Flatbush School in Schedule 6A Buildings and Objects to be Protected, be amended to include the additional criteria (ii), (xi), (xii), (xv) and (xviii);
- That the Scheduling be amended to include the school's interior; and
- That the group be added to Schedule 6B - Notable Trees and Stands of Trees to be Protected, in the District Plan, particularly noting the large pohutukawa on the north-east corner of the site.

5.2 Murphy's Homestead/ Former Flat Bush School House, 89 Flatbush School Road



Figs 5 & 6: East and north elevations, Murphy Homestead/ Flat Bush School house in 2010. Photos: Reynolds & Associates



Fig 7: Murphy Homestead/ Flat Bush School house in 1997 when it still had its criss-cross verandah railing.
Photo: Papatoetoe Historical Society

Murphy's Homestead, also known as the former Flat Bush School House, is scheduled in Group 2 (exterior only) under criteria i, iii, iv, viii, x, xi, xiii, xiv, xvii, xviii, xix, xx.

Only one other school teacher's house is scheduled in the District Plan, the 1882 former Mangere Central School teacher's house in 299 Kirkbride Rd, scheduled in Group 1 (exterior only) and HPT registered in Category 2. School teachers' residences are rare in the NZHPT register; only seven are registered (all in Category 2) five being in the North Island.

Important here is the retained association between the teacher's house and the former school, a situation that rarely obtains, and the connection of the house with significant early Flat Bush wheat and cattle farmers, Conway and Edith Murphy. It was Conway Murphy who pushed for the building of the school and later became its first Chairman. The Murphy family also sold the land to the Education Board, and later purchased it back when the school closed. Their daughter-in-law Alice (nee Grant) taught there as a younger woman.

Well preserved, with a very intact interior it is a relatively rare example of a school teacher's house presumably built when the school was relocated here in 1893.

5.2.1 Scheduling Evaluation Review

The former Murphy Homestead / Flatbush School House still meets the criteria it was originally scheduled under. It also meets the following criteria:

- (ii) It is associated with an important advancement in NZ society, the provision of free, compulsory and secular education.
- (xi) It is now a rare example of a timber framed Education Board school teacher's house.
- (xii) It has architectural merit and interest, and is a very good example of its type.
- (xv) It belongs to the Victorian period.
- (xviii) It makes an important contribution to local streetscape, and landscape, and is enhanced by its wooded setting and the building with which it was associated, the former Flat Bush School.

5.2.2 Recommendation:

- That the District Plan Scheduling entry for the Murphy Homestead/former Flatbush School in Schedule 6A Buildings and Objects to be Protected, be amended to include the additional criteria (ii), (xi), (xii), (xv) and (xviii), and to note its identity as the former Flat Bush School House.
- That the Scheduling be amended to include the school house's interior.

6.0 Flat Bush built heritage today.

Apart from the two scheduled buildings in the study area discussed above, very little built heritage with a connection to Flat Bush's agricultural past survives in the study area. The Ambury and English Creamery factory manager's home scheduled as the Dairy Factory Manager's Cottage 508 Chapel Road (Group 2 exterior only), survives and is located a long way outside the area covered by this report. The other major dairy-related industrial structure, the East Tamaki Co-Operative Dairy Company aka "the Butter Factory" has gone.

Two other surviving farm cottages have been identified as having links with early families in the area. One, the Gillard House is a modified cottage located at 39 Flat Bush School Road. The other, known as Major Bremner's Homestead is a cottage, with C20th additions, in the hills to the east, at 99 McQuoid's Road.

No other buildings or structures of heritage value were found in the study area.

6.1 Gillard House, 39 Flat Bush School Road

6.1.1 Description and history

The Gillard House 39 Flat Bush School Road is located some 60 metres back from the roadway on a flat section 420 metres from the intersection of Chapel Road and Flat Bush School Road. Now a moderate

sized house, the buildings has as its core, a small cottage distinguishable on the east side of the building.

John and Susannah Gillard, English settlers, came to Flat Bush after a short stay in Drury in 1869 purchasing land on the corner of Flat Bush School Road and Chapel Road. Several generations of the Gillard family farmed there from that time until 1966. The property, finally amounting to somewhere between four and five hundred acres, (160 – 200 ha), stretched from the west side of the paper road that runs through from Thomas (Boundary) Road to Flat Bush School Road, and as far as Fergusson Rd (now Dawson Rd) and from Flat Bush School Road to Ross Road (now Ormiston Rd). It continued down Flat Bush School Road parallel with Murphy's property.¹⁰

Originally located southwest of its current site in "the well paddock", the cottage was moved shortly before 1908, and was possibly enlarged at that time by the addition of a wing on the west side that terminates in a north facing bay.

The original 'cottage' section has a steep gable roof, and the three-piece architraves on the exterior distinguish this section from the later addition which has machine run one piece architraves. While the cottage section and the later bay compete for attention, the north facade is unified by the use of ship-lap weatherboarding along its front, with standard rough sawn weatherboards on the side and rear walls.

Inside, the house preserves two rooms in the front that demonstrate its origins; the north-east bedroom has earlier style architraves on its doorways than the room opposite (the later living room) on the west side where machine run mouldings are used. Both rooms have 12" (300 mm) board and batten ceilings, with timber lined walls covered with scrim and wallpaper. Floors are 6 x 1 "(ex 150 x 25 mm) T&G.

6.1.2 Alterations

During the late stage of the Gillard family's occupation, two rear bedrooms were made into one large living room and the chimney serving the front room demolished.

On the north elevation, the verandah roof has since been lowered, extended to the east and partly filled in with trellis on 2 sides. The French doors have been modernised and the front door has also been rebuilt with glazed panels inserted. The verandah floor has been replaced with a poured and plastered concrete slab.

On the east elevation, two sets of C20th casement windows have been introduced into the wall, though an original French door and kitchen window, with early moulded architraves, remain.

On the south elevation, the living room is now lit with modern casements and the bathroom/toilet area has a set of Cooper louvres and one window of fixed glass adjacent a fixed one 2-light sash.

On the west elevation the former entry porch still retains its door and exterior outline, but the glazing has been replaced by weatherboard and a set of modern casements. A pair of modern timber French doors provides access to the living room at the south-west corner.

The current owner has recently made other modifications combining the west entry porch space with the adjacent bedroom and bringing a former cupboard space from that bedroom into the SW corner living room.



Fig 8: North elevation August 2010
Photo: Reynolds & Associates

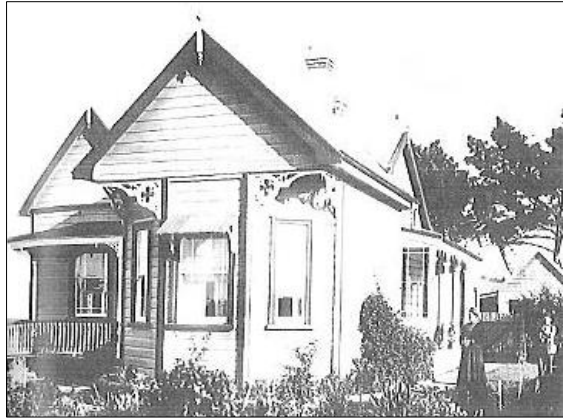


Fig 9: Gillard House from north possibly late C19th.
Photo: Papatoetoe Historical Society.



Fig 10: East elevation
Photo: Reynolds & Associates



Fig 11: South elevation
Photo: Reynolds & Associates



Fig 12: Rear living/dining area made up of three rooms across the back of the house combined.
Photo: Reynolds & Associates



Fig 13: Aerial view showing implement shed and more recent farm buildings.
Manukau City valuation GIS



Fig 14: *Developmental stages of the cottage.*

Image: Manukau City Council GIS

1. Original cottage
2. Bay villa section and intersecting gable
3. 20th century lean-to addition extending past east facade
4. 20th century bathroom/toilet addition
5. 20th century remodelling of original west porch entry
6. Early 20th century implement shed
7. Late 20th century implement shed

The rear section of the house is now a single, roughly 'L' shaped room. The chimney to the front room (NW corner) has been removed and the bricks lie stacked in the implement shed.

Cumulative alterations over time have had a severe impact on the integrity of this house and a lack of maintenance in recent years has left it in poor condition. The house (without the land) has been sold to a local hay contractor for removal and it is his intention to relocate it, if this is possible, when subdivision of the land takes place.

6.1.3 Scheduling Evaluation

(i) The Gillard House reflects important or representative aspects of New Zealand history and local history, the development of farming practices in the Flat Bush area.

(iii) provides knowledge of New Zealand history or local history and teach us about the past;

(iv) is associated with the early periods of European settlement in the Flat Bush district;

(xi) Is a rare survival of the core of an early farm cottage in this district.

(xii) has architectural interest.

(xv) belongs to the Victorian period.

(xviii) retains its rural setting which contributes to its cultural heritage value.

(xix) forms part of a wider historical and cultural landscape, albeit diminishing.

(xx) has archaeological, architectural, cultural, historical, educational, social, technological, landscape and traditional value for present and future generations.

6.1.4 Recommendations

Significant alterations to the house, particularly to the joinery and interior plan, have occurred since it was moved to this site, and the loss of historic fabric that has resulted from those alterations has clearly diminished its cultural heritage value.

- It is recommended that the Gillard House not be scheduled in Schedule 6A - Buildings and Objects to be Protected, in the District Plan.

The house is still, however, of historical, architectural and archaeological interest as a modified cottage built for a prominent early Flat Bush farming family, and lived in by three generations of that family until the 1960s.

The techniques used to expand the house to the needs of an expanding family and to integrate the design of the original cottage with a later bay villa design can still be read in the interior, in the roof space and in the sub-floor structure.

- It is recommended that the Gillard House be documented prior to and during any dismantling work to relocate it, or in the event of it being demolished, in order to gain information about the evolution of the structure from cottage to villa.

6.2 Major Bremner's Cottage 99 Mc Quoid's Road



Fig 15: Major Bremner's cottage.

Photo: Reynolds & Associates

6.2.1 Description and historical background

Note: It was not possible to access the interior of this building as its tenants are out of Auckland at present. The owners Ray & Jill Boshier provided access to the exterior and sheds.

99 McQuoid's Road (also known to local historians as Major Bremner's homestead) stands on a hill 250 metres from the end of Mc Quoid's Road but is better accessed from the driveway to the Boshier farm at 315 Flat Bush School Road.

The core of the cottage is probably the wing to the west of the complex, overlooking Flat Bush. Intersecting with it is a second, probably later and slightly lower gable wing of similar construction.

The timber framed cottage, clad in approximately 9" x 1" (230 x 25 mm) dressed tongue and groove vertical boarding without battens, stands on timber piles and has a corrugated iron roof. Joinery is a mix of old and new. One gable end of each wing preserves one 6-light sash, the other having been replaced by a 2-light or single light sash. Windows in both gable ends of the west wing suggest either a loft or perhaps an original high open ceiling. Windows in the north and west elevations of the principal room are 2 light sliding sashes.

Dating is uncertain at this stage but the style of windows and the presence of machine-moulded architraves and interior moulded battens suggests a date in the late 1860s – early 1880s.

6.2.2 Alterations

The pair of 2-light sliding sash windows in the north elevation has been replaced since 1997 by a large fixed central window with 2 top hung casements on the left side. This section of the north elevation has been re-clad in fibrolite, and this extends along part of the west elevation.

What appears to have been an early lean-to to the north wing has been extended to the south and now links with a C20th extension containing bedrooms.

The living room extension on the west side, lit by a pair of 2-light sliding sash windows has the appearance and form of an earlier verandah which may have been later reduced and filled in to extend the principal living room.

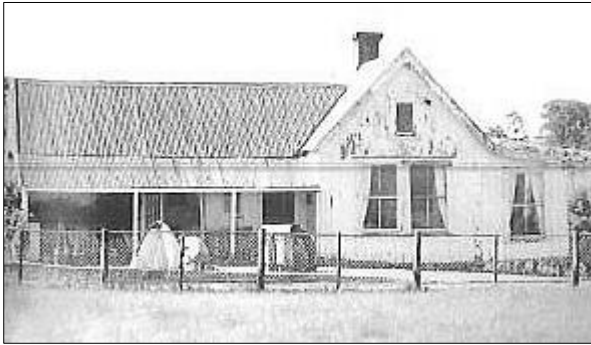


Fig 16 : North elevation Major Bremner's cottage photographed in 1997. Photo: Papatoetoe Historical Society.



Fig 17: North elevation, 2010 showing altered windows and re-cladding. Photo: Reynolds & Associates



Fig 18 : South elevation showing addition. Photo: Reynolds & Associates



Fig 19: West elevation part re-clad in fibrolite. The balance is clad in T&G. Photo: Reynolds & Associates



Fig 20: View from NE showing service lean-tos. Photo: Reynolds & Associates



Fig 21: East elevation. Photo: Reynolds & Associates



Fig 22 : Possible development of the cottage .

Image Google Earth

1. Original cottage
2. Possible original verandah, later reduced and closed in
3. Gabled addition with verandah to north
4. Lean-to addition housing kitchen
5. 20th century added living accommodation
6. 20th century carport
7. 20th century garage

A large shallow gable-roofed vertical boarded extension lit with 2-light sliding sashes is located to the south.

Condition

The building is very low to the ground on the east side, and in need of repainting and re-piling. Several window sashes are severely weathered and require repair.

6.2.3 Scheduling Evaluation

(i) Major Bremner's cottage reflects important or representative aspects of New Zealand history or local history;

(iii) provides knowledge of New Zealand history or local history or teach us about the past;

(iv) is associated with the early periods of European settlement in the Flat Bush district;

(x) has aesthetic appeal in its original configuration.

(xi) is a rare survival of an early farm cottage in this district.

(xii) has architectural interest in its combination of gabled roof forms

(xv) belongs to the Victorian period.

(xvii) The integrity of the historic fabric of the feature is somewhat reduced due to modifications and additions which detract from the overall cultural heritage value of the place, however the original sections are still largely intact; the cottage is still in its original use.

(xviii) The building retains its rural setting which contributes to its cultural heritage value; its elevated location contributes to local landscape values.

(xix) it forms part of a wider historical and cultural complex or historical and cultural landscape.

(xx) it has aesthetic, archaeological, architectural, cultural, historical, educational, social, technological, landscape and traditional value for present and future generations.

6.2.4 Recommendations

- That Major Bremner's cottage be considered for scheduling in Schedule 6A Buildings and Objects to be Protected in the District Plan.
- That the Scheduling include the cottage's interior subject to access and further assessment.

Appendix 1: Evaluation criteria from District Plan

APPENDIX 6A EVALUATION CRITERIA

1 Buildings and Objects

A Criteria

The following criteria have been used in evaluating the features in Schedule 6A. The criteria are consistent with Section 6(f) of the Resource Management Act 1991 and are designed to withstand scrutiny within the context of that Act. The criteria provide a methodology for evaluation and consistency between features.

(a) Historical

- (i) The extent to which the feature reflects important or representative aspects of New Zealand history or local history;
- (ii) Whether the feature is associated with (internationally, nationally, regionally or locally) historically important:
 - events
 - persons, groups or organisations
 - ideas
 - movements
 - social patterns
 - activities
 - developments or advancements;
- (iii) The potential of the feature to provide knowledge of New Zealand history or local history or teach us about the past;
- (iv) The association of the feature with the early periods of Maori or European settlement of New Zealand or of the City or district;
- (v) The significance of the age of the feature and the style or era or period to which it belongs.

(b) Importance to the community

- (vi) The importance of the feature to the tangata whenua;
- (vii) Whether the feature is an important element in the community's consciousness or makes a significant contribution to the uniqueness or identity of New Zealand or of the City or district;
- (viii) Whether the feature is a physical landmark;
- ix) The symbolic or commemorative value of the feature.
- (c) Aesthetic appeal
- (x) Whether the feature has aesthetic appeal or conforms to a past or present sense of beauty.

(d) Rarity

- (xi) The rarity or uniqueness of the feature.

(e) Architectural and use

- (xii) Whether the feature has architectural merit or interest, or is representative of a group or collection, or is one of the best examples of its type in New Zealand, the City or district;
- (xiii) Whether the architect, engineer, designer or builder has made a special contribution to their profession or trade or whether the feature enlarges our understanding of their work;
- (xiv) Whether the feature is the first or one of the first of its type in New Zealand or in the City or district or represents innovation in design, construction or use;
- (xv) Whether the feature belongs to the Victorian–Edwardian period which is the foundation of New Zealand's architectural character.

(f) Technical

- (xvi) The technical accomplishment, value, or design of the feature; whether the feature is well-crafted or demonstrates an important application or high quality of building materials, methods and craft skills; whether the feature is representative of a vernacular practice.

(g) Integrity

(xvii) The integrity of the historic fabric of the feature and the extent to which modifications or additions do not detract from the cultural heritage value of the feature; and whether the feature is still in its original use, providing visible evidence of the continuity between past, present and future.

(h) Setting

(xviii) The contribution of the setting of the feature to its cultural heritage value; or the contribution of the feature to the streetscape, townscape or landscape.

(i) Context

(xix) The extent to which the feature forms part of a wider historical and cultural complex or historical and cultural landscape.

(j) Cultural heritage value for present and future generations

(xx) Whether the feature has aesthetic, archaeological, architectural, cultural, historical, educational, scientific, social, spiritual, technological, townscape, traditional or other special cultural value for present and future generations.

B Groups

All buildings and objects listed in Schedule 6A are classified into two groups according to their degree of importance and suitability for protection. The following distinctions can be made between the two groups:

Heritage features in Group 1 are distinguished from those in Group 2 by their higher quality (aesthetic, design, technical), rarity, innovation, historical value and significance, importance to the community (landmark, identity, community consciousness, commemorative) integrity (intactness, use) or wider significance (setting, landscape, representative or group value).

The protection of places in Group 1 is very important in that they represent a very valuable resource and their loss or degradation would be unacceptable to the community.

The loss or degradation of features in Group 2, while it should be avoided if at all possible, may be acceptable where there is no other alternative.

Endnotes

¹ Clark, Jennifer A. - *East Tamaki: Including the Adjoining Areas of Flat Bush and Otara - Papatoetoe*, 2002, p.9

² Moore, D, B. Rigby, D Russell. Theme A Report - Old Land Claims Waitangi Tribunal 1997, Pg 79

³ Ibid pg 82

⁴ Ibid pg 83

⁵ 'Alatini, Moses Ngaluopea *Housing and Related Social Conditions of the Tongan Community living in Otara*. MA Political Studies Thesis. The University of Auckland, 2004. P27-28

⁶ 'Alatini, 2004. Pp 27-28; Waitangi Tribunal District 01 Report – Auckland

⁷ ibid pg 28

⁸ Clark, Jennifer A. - *East Tamaki: Including the Adjoining Areas of Flat Bush and Otara - Papatoetoe*, 2002, pp.16-18

⁹ NZHPT Register architect biography. Henry Allright (1827-1906) was born in Kent in 1827. After training as an architect, he emigrated to New Zealand in 1854. From 1856 he was employed in various positions by the Auckland Provincial Board of Works, becoming Provincial Engineer in 1874. In 1877 he was appointed architect to the Auckland Board of Education. He held this position for 15 years during a period of major building expansion following the passing of the 1877 Education Act.

¹⁰ Pers Comm Fred Gillard.