

During 1888 newly-available land in the Mamaku hills was sold off by the Crown. One purchaser was Samuel Steele who with his sons set up a major milling business, using sawpits. Timber was carted by bullock wagon to Rotorua where the Steeles had bought a large piece of land in what is now the central business district and set up a timber yard with drying sheds. By the beginning of 1895 the Karl brothers and W. A. Williams had established a steam sawmill at Oturoa. Kusabs Brothers operated a mill in the Mamaku area and had a steam re-cutting mill at their yard in central Rotorua. In 1913 the Auckland Rimu Timber Company built a mill at Ngongotaha, logs being brought to it via a bush tramway from the area to the northeast. During the first decades of the 20<sup>th</sup> century several steam mills and tramways were built in the Mamaku area; these provided the bulk of the timber for the growing township of Rotorua. The mills employed large workforces of Maori and Europeans felling, cutting and transporting the timber. Once the railway line to Rotorua was opened, in 1894, the mills were able to transport their timber out of the district as well as having an easier means of getting it to Rotorua. The mills were affected by a lack of water, fire and the depression which slowed the number of new buildings being erected. The mill at Ngongotaha burnt down in 1926 and the closest one to Rotorua, at Te Koutu, was similarly destroyed in 1928.

In 1896 the newly-established forestry branch of the Department of Lands and Survey supplied 12,000 seedlings of exotic timber species for planting in the Rotorua area. The success of these led to the establishment of a plant nursery near Whakarewarewa in 1897. Large-scale plantings of exotic species soon followed, particularly during the 1920s and early 30s using the unemployed on relief schemes. By the late 1930s the exotic trees were ready for harvest, and the State Forest Service (established in 1919) built a new mill at Waipa, just to the south of Rotorua. Pine required treatment, different handling techniques and changes to milling operations and Waipa became a training centre. It also had a creosote treatment plant. The mill provided much needed employment for a large work force. Demand for timber increased immediately after World War II, a demand that was difficult because of labour shortages; at this time too the first shipment of pine from the Waipa Mill was sent to Australia. Major forest fires in 1946 were a major setback for the industry but it continues to flourish with Rotorua as its centre.

## **Farming**

The purpose of milling much of the bush in the earlier days was to clear the land for farming, with the added benefit of being able to sell the timber to help fund pasture development and buildings. Very few farms had been established by the turn of the 20<sup>th</sup> century. John McKenzie of Northdale Farm near Ngongotaha is credited with being the first to supply milk to Rotorua and Ohinemutu on a regular basis, from the early 1880s. A later dairy farm on Old Taupo Road (now within the city) also supplied milk and other dairy products to the townspeople. A farm at Te Koutu also had cows, plus a piggery. Another farm, now inside the city boundaries, was developed from 1912 into a model dairy farm. The farmer, H.P. (Harry) Ford, became a long-serving chairman of the county council and was instrumental in establishing the Rotorua A & P Association. His farm is now the suburb Fordlands. Oats and maize were grown by Maori and Pakeha farmers during the late 19<sup>th</sup> century.

By 1896 at least 25 farms were under way in the Mamaku area, utilising the railway for access. However the 1896 agricultural returns for Rotorua County show only 1700 acres were in pasture or feed crops and carried 985 sheep, 318 cattle, 367 horses and 274 pigs. The return also notes potatoes, mangolds, turnips, carrots and 14 acres of orchards. Most produce was still coming from outside the district. After WWI large blocks of land were made available for farming, eg at Kaharoa, Te Pu, Manawahe, Horohoro and in the Guthrie area, and as a relief measure during the depression, a block at Ngakuru. By the end of 1931 twenty new herds were supplying the Ngongotaha dairy factory. Further Crown-initiated settlements occurred after WWII, for instance the Rotomahana Farm Settlement at Waimangu using already-developed land.<sup>24</sup>

'Bush sickness' in cattle was a major problem in the Rotorua area, leading to severe malnutrition and death. In the early 1930s it was recognised as being a cobalt deficiency; the addition of cobalt in fertilisers topdressed onto the pasture cured the problem. Aerial topdressing introduced in 1950 enabled further improvements to soil fertility to be made. Wool, meat and dairy production are mainstays of the local economy. Many businesses such as stock and station agents, seed

<sup>24</sup> Mulligan 1980: 176

merchants, land agents and insurance companies have established offices in Rotorua to service the farming industry. Amongst companies serving farmers' needs were Dalgety Ltd, NZ Loan & Mercantile Agency Co. Ltd, Newton King Ltd and Wright Stephenson's.

Tobacco had been grown in small quantities by Maori farmers in the late 19<sup>th</sup> century. In 1928 it was attempted again as an experiment, a co-operative venture between the Arawa Trust Board and the Department of Agriculture aimed at providing work for returned servicemen. A drying shed and kiln were built at Te Koutu. Moderate success was had for several years.

### ***Manufacturing, processing, light industry***

Several Maori-owned flour mills to grind locally-grown wheat had been built during the 1850s and early 1860s, including one at Ohinemutu, but the Waikato wars and lower prices for flour led to the mills falling into disrepair. Efforts were made in the 1870s, with government assistance, to revive the industry but it did not prosper. The Ohinemutu mill was destroyed by fire in 1877.<sup>25</sup>

Flax mills were established in 1900 in the Whirinaki River basin and in 1904 at Waitapu. In 1885 William Kelly opened a large brewery on Old Taupo Road, but it was not very successful. From 1883 C.A. Clarke had a bottling factory for lemonade, ginger beer and cordial, first at Ohinemutu and later in Rotorua itself.<sup>26</sup>

A butter factory at Ngongotaha opened in 1910 to process cream from the 800 dairy cows in the north and west of Rotorua; it doubled production in 1923, indicative of increases in the number and size of dairy herds. The butter factory amalgamated with the NZ Co-operative Dairy Company in 1927. A bacon and butter factory was built on the western side of Old Taupo Road by the Utuhina Stream in 1923: This later became the first bottling and pasteurising plant of the Rotorua Milk Treatment Company.

Sulphur mining was one of Rotorua's early industries. In 1889 J.H. Taylor purchased 80 acres that included two great beds of sulphur called Sodom and Gomorrah near the mouth of Puarenga Stream. The sulphur deposits, which were raw, burnt and half-burnt, were exploited for several years. Deposits elsewhere in the district were also mined by local Maori groups, with barges bringing the bagged sulphur across the lake to the sulphur wharf on the Rotorua foreshore for loading onto carts and then onto railway trucks bound for Auckland. Considerable quantities were mined from the shallow deposits. By 1897 "the export of sulphur from Rotorua averaged 300 tons for the first six months".<sup>27</sup> The industry provided work for transport companies as well. In 1986 Taheke Corporation was to re-open the Taheke field.

By the 1930s-1940s Rotorua had been comparatively slow in developing a broader commercial and industrial base. Its dependence on the government and tourism meant that industry did not progress at the same rate as other centres. However, development of farming as well as maturation of forest crops and the opening of the Waipa mill in 1939 provided a broader economic base. Industrial growth occurred at a great rate in the 1950s: in 1950 there were 120 manufacturing and trade factories; this number had doubled by 1960. Civic leaders faced the problem of having to address demands for expansion while protecting the important characteristics of the town.<sup>28</sup> The Rotorua manufacturing sector now employs over 3000 people mainly in food processing, timber products and engineering.

As with any boom town, Rotorua provided ample work for builders, contractors, tradesmen, surveyors and others in the construction industry. By 1895 two architects were advertising their businesses, B S Corlett and J W Wrigley.<sup>29</sup> The 1910 NZPO Directory has three resident architects listed in the Trades section: Frank R. Lundon, W.J. Trigg and John W.R. Wrigley. Local architects from the 1930s whose work still remains include Edward La Trobe Hill, H. Leslie Hickson, Herbert I. Foster and H.E. Goodwin.<sup>30</sup>

<sup>25</sup> Stafford 1986: 36, 92

<sup>26</sup> Eg Stafford 1986: 190

<sup>27</sup> Stafford 1986: 319

<sup>28</sup> Rotorua 1880-1980, R Steele, pg 28

<sup>29</sup> *Hot Lakes Chronicle* 20.3.1895

<sup>30</sup> Leighton's Auckland Provincial Directory 1930; project research.

Major building and construction firms were established at different periods of growth, for instance Lee Brothers, Campbell Bros, C.K. Lloyd, Miller and Guernsey and S.J. Lemon. Schofield and Krogh were drainlayers and plumbers who were involved with many major projects during the 1930s. During the late 1950s building permits reached record levels. A major change in housing construction technology was first introduced to New Zealand home buyers in 1959 by new immigrants Jo La Grouw and JJ Logham through the factory they established in Rotorua. Their Lockwood company produced offices and marae buildings and affordable houses in a wide range of styles, using the interlockable technology.

## **2.4 TRANSPORT AND COMMUNICATIONS**

### ***Water transport***

Traditionally, waka and walking were the main means of transport. Water transport was essential for travel to settlements on the shore of Lake Rotorua or on Mokoia Island and waka were needed for fishing, collecting freshwater mussels and crayfish. Access to the coast was possible by hauling canoes across narrow necks of land into adjoining lakes and down rivers to the Maketu area. By the early 1880s whaleboats, built locally by men employed by local iwi, were being used to ferry tourists across Lake Tarawera to the Pink and White Terraces. In 1871 a yacht was built at Te Ngae for excursions and soon other boat builders had established yards at Ohinemutu and elsewhere. The first boat launched from Ohinemutu, in 1877, was the 28-foot *Bessie Bell* which could take 25-30 passengers. Before roads and bridges were constructed, larger boats and barges made the transport of goods and produce such as potatoes, sulphur and timber possible.

In June 1901 local boat builders Boord and MacDonald of the Hot Lakes Steam Navigation Company launched the *Hamurana*, an 80-foot steamship; unfortunately its draft was not shallow enough to approach wharves when lake levels were low and it couldn't go through the Ohau Channel connecting Rotorua to Rotoiti. Several other steam vessels operated on Rotorua and other lakes; for instance when the Rotorua Motor Launch Company went bankrupt in 1906 it had five launches as well as rowing boats. In 1908 the Rotorua Ferry Co. Ltd (formerly the Hot Lakes Company) offered daily services by oil-launches and steamers to scenic spots, hired out launches for fishing parties and provided a house boat at the fishing grounds. Boat ramps and jetties have been built at various locations around the Rotorua foreshore. These were administered at one time by the Department of Lands and Survey but were gazetted to the City Council's control in 1968.

### ***Road***

The transition from walking track to bridle trail to unsealed road then sealed highway was a gradual one. Rotorua's distance inland was quite prohibitive for early residents and visitors and entailed a long journey by foot and canoe. The Rotorua – Maketu road was begun in 1863 after much debate amongst Arawa iwi. However the Waikato wars halted the work and although by 1870 it could be negotiated by dray as far as Taheke on Lake Rotoiti it was not metalled. By 1869 there were three roads from Rotorua to Taupo but improvements were still necessary. The first road negotiable by wheeled traffic, the road between Napier and Tauranga via Taupo and Rotorua, was completed in 1873, with the first mail coach on that route taking four days for the whole journey. The road came through the Mangorewa Gorge to Ngongotaha. The Armed Constabulary, with Ngati Rangiwewehi working under contract, formed some of the earliest roads such as the one from Tauranga through Pyes Pa to the north end of Lake Rotorua that opened in 1870. This remained the main route until the 1880s when the direct road from Auckland over the Mamaku Range was opened up.<sup>31</sup> In 1875 the road journey Tauranga-Ohinemutu took 10½ hrs. The Armed Constabulary also helped form the road from Rotorua to Te Wairoa in 1873-75.

By October 1876 a livery and bait stable had been opened in Ohinemutu, and within a year several coaching or stables businesses were operating. Some offered a regular service and some had coaches for hire as required. At least two specialised in carrying invalids from Tauranga to the thermal springs district. Other companies catered to local trade and sightseeing. Until the rail came through to Rotorua, coaches would meet the train at its terminus, and transport passengers or freight from there.

<sup>31</sup> Steele in Stafford, Steele & Boyd (eds) 1980: 11

Probably the biggest private employer during the early 1900s was Edwin Robertson's coaching company, which had taken over all coaching runs and mail services to and from Rotorua. In 1903 his company was taken over and became the Rotorua Motor Coaching Company Limited; later still it became the Rotorua Motor Transport Company. The Company occupied the eastern half of the block bounded by Tutaneke, Pukuatua, Amohia and Hinemoa Streets; the property was taken over by New Zealand Road Services and at one stage the Hinemoa St frontage was the main bus stop.

The first motor car recorded in Rotorua arrived in 1902 after a 2-day drive from Auckland. Hamilton Grapes inaugurated a motor car service from Tauranga in January 1904; it could connect at Rotorua with the train to Auckland. The condition of the roads was often appalling with deep soft mud in wet weather or a heavily rutted surface when dry. The road over the Mamaku Plateau was often impassable up to 1930, many motorists choosing to put their vehicles on the train at Mamaku to avoid the Mamaku-Rotorua section. The road between Rotorua and Ngongotaha was not sealed until the mid 1930s.

Traffic lights, those other indicators of a town's growth, were first installed in Rotorua in January 1960.

## Rail

The ceremony of turning the first sod for the Rotorua railway line occurred on 25 February 1887, a major celebration with karakia, speeches and refreshments. Formation of the line was begun north from Rotorua to meet the line coming south from Tirau, but after the first section was completed work stopped for some time, during which there was much hardship and unemployment in the local workforce. Ngati Whakauae donated 20,000 acres of heavily timbered land to assist the project. During 1891 the Railways Department provided a fast train service from Auckland to Tirau, where horse-drawn coaches met the train and took passengers on to Rotorua, alleviating the transport problem to some extent.

In 8 December 1894 the completed railway line was opened with the first two trains bringing 500 people from Auckland to join in the celebrations. The Premier Richard Seddon, Mrs Seddon, mayors and MPs attended; the town was decorated, a banquet held and a band and kapa haka groups performed.

The opening of the railway meant a big increase in visitor traffic, which in turn had an impact on the number of hotels and boarding houses, and the number and variety of businesses. The railway freight service, which could take much bulkier and heavier loads than road transport, meant that it was easier to get produce away to Auckland and bring supplies in. The Auckland-Rotorua railway was buoyant throughout the early 1900s and traffic showed continual growth. Plans to establish routes through to Gisborne, Taupo and Te Puke did not eventuate.

In February 1959 the first railcar passenger service began, arriving in Rotorua on a daily basis and replacing the twice-weekly steam express. In 1960 the old railway station was replaced with a new travel centre for trains and buses. The station again moved, to Lake Road, but in October 2001 the rail service to Rotorua ceased. The line has been pulled up from Amohau Street back to Lake Road and the land made available for re-development.



Poster advertising railway tours and Tourist Excursion tickets, including to the Hot Lakes District.  
Auckland City Libraries, NZ Maps 6573.

## Air

Air transport developed in 1930 with an enthusiastic start. In January 1930 an aero club was formed. By Easter club members had cleared an area of scrub adjacent to Fenton St, created an aerodrome and held an air pageant. In May Rotorua Airways Ltd was established and a plane purchased, and in October 1930 they carried their first passengers. Activities



The new airport was built in 1964 Designed by architects Alleman Land and Verrall.

went into recess during WWII but in 1948 the National Airways Corporation began its passenger service to Rotorua. The aerodrome became inadequate and after a seven years' gap in air passenger services, a new airport with sealed runway opened at nearby Rotokawa in late 1963. Longer-haul services were operated by NAC and smaller companies provided shorter runs and sightseeing flights. Later extension of the runway enabled larger aircraft, such as Boeing 737s, to land.

Float planes started operating in December 1968, using the main jetty that extends out from the Lakefront Reserve.

## Communication services

Telegraph services were operating at Te Ngae by 1871.<sup>32</sup> In 1875 the equipment was shifted to Ohinemutu and the line re-routed to pass through Ohinemutu for the opening of the post office. The facility shifted with the post office to Fenton St-Arawa St corner in 1885. In October 1952 the telegraph department moved into the old postmaster's residence in Arawa St to make room for the expanding manual telephone exchange in the post office.

In 1903 the first telephone exchange opened, with 24 subscribers. The manual system could not be changed to automatic because of corrosion by the sulphurous atmosphere and by the 1960s the Rotorua exchange was the largest remaining manual system in the country. A major development was the opening of the new automatic exchange in November 1969, made possible by advances in technology and engineering solutions to the corrosion problem.

Radio broadcasts were slow to be established in Rotorua. Apart from a week-long programme transmitted from a specially-fitted railway carriage in 1939, it was not until April 1949 that a studio and transmitter (at Paengaroa) were built. Station 1YZ began broadcasting, followed by 1ZC. In 1987 two new private stations began, Radio Heartbeat broadcasting from Kahumatamomoe marae and 90.2 FM.

The *Hot Lakes Chronicle* was the district's first newspaper, founded by Theodore Lechner in 1885 and re-established after Lechner's death by P.A. Crawford. The paper was issued twice per week. After another pause in production, the paper shifted premises in 1889 from Ohinemutu to a new building in Arawa St next to Seddon's store. The paper had to be printed in Tauranga until a printing plant (possibly only a hand-press) was set up in Rotorua in 1893. A later proprietor, F.F. Watt, shifted the premises to the north side of Hinemoa St where its ultimate successor, the *Daily Post* was still situated in 1986.

<sup>32</sup> Stafford, Steele and Boyd 1980:11; Stafford 1986: 129

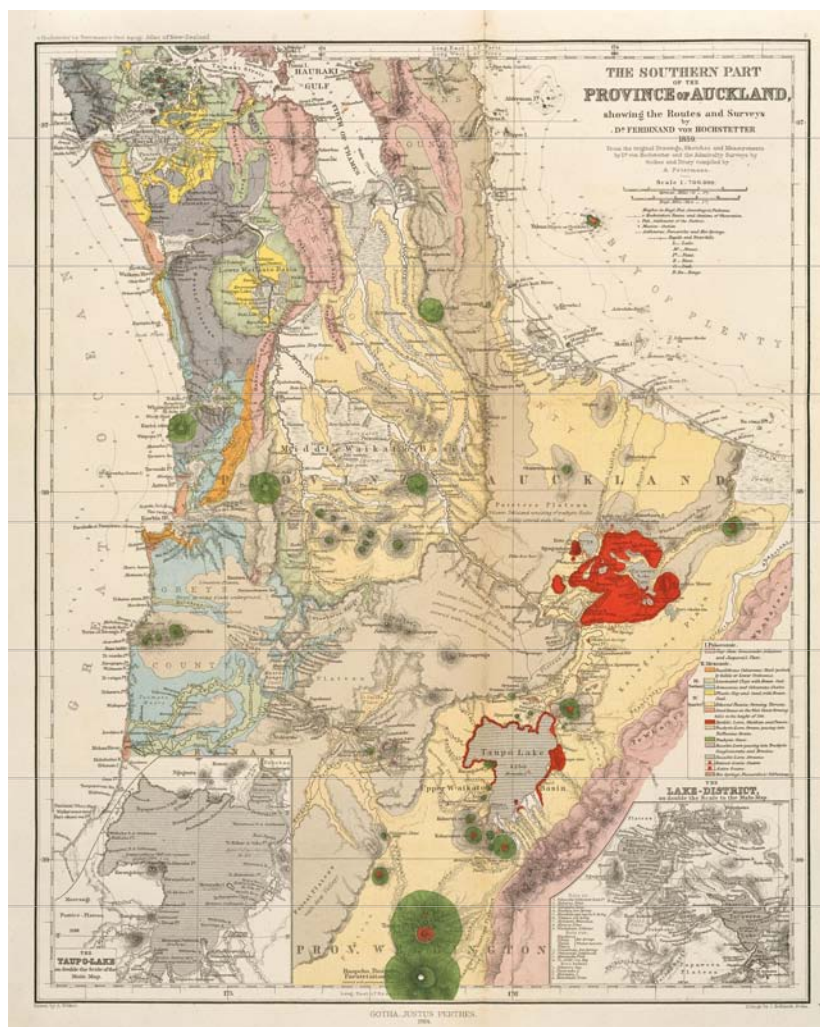


By 1906 the paper had competition, a paper later called the *Rotorua Times*. In 1916 the *Rotorua Times* was absorbed into the *Hot Lakes Chronicle* to become the *Rotorua Chronicle* and was being published three days/week, becoming daily in the early 1920s. After the Gardner family sold the business in 1931 it became the *Rotorua Morning Post*.

## 2.5 RELATIONSHIPS WITH THE NATURAL ENVIRONMENT

### Natural Events

Rotorua is situated in the active Rotorua-Taupo Volcanic Zone which has seen repeated volcanic eruptions for many millennia. Manifestations of this continuous thermal activity in and around the town are hot mineral springs, boiling mud, geysers and deposits of sulphur and other minerals sometimes seen as spectacular and colourful formations. Two internationally-renowned formations were the Pink and White Terraces on the shores of the shallow warm lake Rotomahana. The landscape in the district has been built up local activity and also by successive falls of volcanic ash erupting from volcanoes further afield such as Ruapehu, Tongariro, Ngaruahoe and Taupo to the southwest, Tarawera to the east and Edgecumbe and White Island to the northeast. In many areas within the district, including the city, the ground surface is unstable: Localised subsidence occurs occasionally and new hot pools of water or boiling mud can be formed.



The southern part of the Province of Auckland showing the routes and surveys by Ferdinand von Hochstetter, 1859 from the original drawings, sketches and measurements by Dr von Hochstetter and the admiralty surveys by Stokes and Drury, compiled by A. Peterman. Gotha, Justus Perthes, 1864. The red area in the Rotorua district indicates Rhyolitic lava, obsidian and pumice. Auckland City Libraries, NZ Maps 5694a.

The most recent eruption in the Rotorua District is of Mount Tarawera on 10 June 1886, which created a new line of craters along a 15 km stretch of the Tarawera ridge with innumerable new steam vents. The eruption spread ash, mud and volcanic debris over 6000 sq.miles. Lake Rotomahana blew out destroying the Pink and White Terraces; a deep fissure under Lakes Rotomahana and Rotomakariri drained these lakes. The settlements Te Wairoa, Te Arika, Moura and four smaller kainga were buried under as much as 45 metres of mud and tephra; as many as 150 people may have died. Streams either flooded or were dammed up, the water was undrinkable, indigenous forest burnt or was covered in ash and mud, lake levels in the district were altered, roads were impassable for days and bridges were washed away or damaged. People in

Rotorua, Whakarewarewa and Ohinemutu felt, heard and saw the eruptions; ash fell in the settlements and the level of Lake Rotorua fell. For survivors at Te Wairoa, their communities were devastated, jobs in the tourist industry gone with the Terraces, and even their means of subsistence was destroyed with the destruction of cultivations and natural resources in the bush. Many of the Te Wairoa people, Ngati Wahiao, subsequently settled at Whakarewarewa.

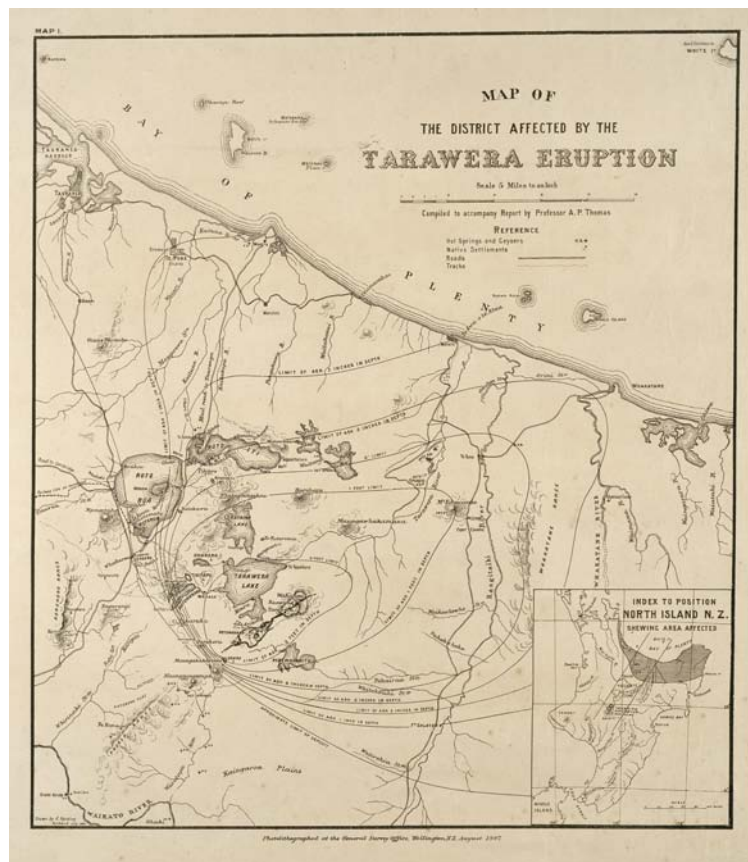
In 1996, ash from the eruption of Mt Ruapehu coated Rotorua. Rotorua is on a major fault line and earthquakes occur: in March 1992 three bad quakes were felt in the city. Corrosion of metal and timber caused by the mineral content of water and gases is another side-effect of living in the area.

Living in the thermal area has had distinct advantages as well, however. Te Arawa communities based their settlements around the hot pools, taking advantage of the hot pools for relaxing and socialising as well as bathing, cooking and heating. With the advent of visitors to see the spectacular formations and utilise the mineral waters, ownership of these natural features provided a new economic basis with guiding and providing transport across the lakes. The composition of the mineral water varies from spring to spring. Various healing properties were attributed to the springs and the government and European settlers were attracted by the spa potential and health benefits to be gained as well as the simple pleasure of a hot soak.

Thermal energy has been a prime asset, heat from steam bores being used for central heating in houses, hotels and offices, for heating fresh water for domestic use and swimming pools and for drying-rooms. It has been utilised in the timber industry for drying timber and in the horticultural industry for heating glasshouses for raising vegetables and fruit such as tomatoes out of season. The Geothermal Energy Act of 1953 enabled the control of the use of geothermal energy, as the Act vested the Crown

with sole rights to exploit this resource. In the 1970s to early 1980s there was a noticeable decline in the thermal activity, with Papakura geyser and the Korotiotio vents ceasing. Some bores in town lost their pressure and ground subsidence occurred at Whakarewarewa.

Thermal bore monitoring began in 1982 and in 1986 the Government announced a prohibition on all thermal bores within a radius of 1.5 km from the Whakarewarewa field. The Ministry of Energy took responsibility for the bores from the Rotorua District Council; a system of royalties dependent on degree of use was imposed and licenses were required.



Map dating from 1886 showing the area affected by the Tarawera eruption. Auckland City Libraries, NZ Maps 3639

The Waimangu Geyser was a big attraction within easy reach of Rotorua - between 1900 and 1904 it played every 36 hours and reached immense heights. It was considered the greatest

geyser in the world. In 1903 it erupted, killing four people. From 1904 it played intermittently and ceased altogether in 1917 with another spectacular eruption. Other geysers that played during the 1880s were Waikite, Pohutu, Papakura and perhaps the greatest, Wairoa, which sometimes sent water 200 feet into the air.

Flood control in the lake was achieved by controlling the Ohau Channel, deepening the channel when the water level in Rotorua Lake was too high.<sup>33</sup> Major floods have occurred in the district including in 1951, 1958 and 1962. Critically low lake levels were experienced in February 1993 and in October that year they were the lowest for 40 years.

Rotorua is 297 metres above sea level on the Volcanic Plateau. Snow falls occasionally, but in August 1992, as elsewhere in the country, Rotorua experienced a very heavy snowfall, the first in eight years. Snow has been recorded only four times since 1964. Frosts are frequent during winter months, with an average of 57 days of ground frost each year. Rainfall is spread evenly throughout the year with an average 1443 mm annually.<sup>34</sup> Generally the climate is sunny, with less wind than in other parts of the country. A small tornado struck Rotorua in 1961.

### ***Heritage Landscapes***

Ohinemutu, Whakarewarewa, Government Gardens, and Kuirau Park are the principal thermal activity areas within Rotorua City. Each has been developed over the last 130 years to become major tourist attractions. Ohinemutu has been the base for hapu of Ngati Whakauae for a considerably longer time. Since at least the early 19<sup>th</sup> century it has been a well-established village with a wide usage of the thermal pools.

Government Gardens contains a mixture of natural features, contrived or enhanced features and constructed buildings and facilities which together make a distinctive heritage landscape. Where there had been scrub amongst the springs and pools are now gardens and lawns enriched with added topsoil, plantings, ponds, a monkey house, croquet and bowling greens, drives and walkways and several significant historic buildings. These include the Rotorua Museum and Bath House (once called Tudor Towers), the Blue Baths, the Kiosk and the Caretaker's Cottage.

Whakarewarewa was acquired by the Crown in the mid-1890s after negotiation with Ngati Whakauae, except for a central area of 58 acres allocated to Ngati Wahiao who lived in the village there. Government then had control of the extensive thermal area, including the more spectacular geysers. A new wider bridge was built over the Puarenga Stream, paths and roads were constructed and the area beautified with plantings of trees and shrubs. The Government appointed former guide Sophia as the caretaker to prevent people taking mineral samples and other souvenirs from the formations.

Lake Rotorua was formed as a shallow caldera following a volcanic eruption about 200,000 years ago. There are 15 other lakes close to Rotorua, including Rotomahana (deeper and larger since the Tarawera eruption), Rotoiti, Tarawera, Otakaina and Rotoma, all formed in volcanic craters. Together they form a natural landscape unique in New Zealand and many have native bush down to their shores. The lake foreshore in Rotorua has been retained as a natural landscape, with modifications: some reclamation, a soundshell, walking tracks, playground, picnic area, open spaces and gardens. The beach has been a canoe landing-place for centuries; now jetties and associated buildings extend from the foreshore. Many drownings have occurred in the lake, weather conditions being likely to change very quickly endangering light craft and anglers.

The lake has suffered through increased nutrients affecting weed growth, fish life and encouraging algal blooms. Exotic aquatic plants, now weeds, were introduced into the lake by the Tourist Department who intended them to serve as habitats for trout and build up trout numbers. Trout themselves caused a major problem for local Arawa, as they predated heavily on the indigenous species such as koura (freshwater crayfish), kokopu (a galaxid) and toitoi (bully). For a time Maori were allowed to net the trout in the lakes as a replacement food source. The increased nutrients have come from sewerage (only partially treated) and agricultural fertilizers. Land clearance over the last century or more has increased the amount of sediment being carried into the lake also.

<sup>33</sup> Stafford 1988: 350

<sup>34</sup> <http://www.rotoruanz.com>



Lake weed became a major issue, motivating some major projects to eradicate it and control water quality. In 1987 government allocated \$21million towards a clean-up of the Lake. Various bodies attempt to control and eradicate these problems, for instance the Rotorua District Council, Guardians of the Rotorua Lakes, Bay of Plenty Catchment Commission and others. Bids to clean up the lake water quality included a new sewerage treatment plant.

A wildlife refuge has been established in the Sulphur Bay area of Government Gardens, with huge flocks of aquatic birds being visible from the Polynesian Pools and foreshore walkways.

Pukeroa Hill creates a natural vantage point over the town and lake. It has been the site for a pa, a urupa and a European cemetery, rugby fields, walkways, a small raupo church (later a school), gardens and the hospital.

While some of the reserves set aside under the initial Thermal Springs Act in 1881 have been taken over for facilities, other parks and reserves have been added as the city boundaries were extended, many being used as sports grounds, some for dog exercising and walking. Some have been developed in a bid to beautify previous industrial sites or spoil-dumping grounds. In 1931 land was reclaimed from the lake bed to add to the area of the Lakefront Reserve. The parks, reserves, open spaces, gardens and the backdrop of the Whakarewarewa Forest enhance the natural environment of Rotorua.

The first exotic trees were supplied to the town in 1896. The principal streets (eg Fenton, Tutanekai and Arawa) were lined on each side with exotic trees forming shady avenues for many decades, but these have now gone. A plantation of North American redwood trees (Sequoia) was planted in 1901 now forms part of the natural landscape of Rotorua, for walkers and those who just want to appreciate the calm atmosphere created. In 1969 the grove was dedicated to those forestry workers who gave their lives in the two major world wars, and to commemorate the 50<sup>th</sup> anniversary of the Forest Service.

Red deer were released into forestry areas in 1897 with further releases into the greater district in 1904, 1905 and 1907. They were released to build up stock for recreational hunting but have had major detrimental effects on the indigenous vegetation.

Sulphur mining had detrimental effects – as well as destroying some spectacular formations, the mining practices at Tikitere affected other thermal attractions such as the black boiling pool Te Tarata, the Sulphur Cave, a waterfall and the temperature of the visitors' baths.

## **2.6 CULTURAL EXPRESSIONS**

### ***Maori Heritage***

Maori heritage is very strong in Rotorua, with over 30% of the population recording themselves as having Maori ancestry in the 1996 Census. Physical evidence of this is seen in the built environment with traditional buildings and carvings at Ohinemutu and Whakarewarewa; the model pa at Whakarewarewa; and carvings, kowhaiwhai decorations and traditional patterns rendered in modern materials on and within buildings, gateways and within public parks or gardens. The work of a local master carver was commissioned as early as 1903 for the foyer of the Government Tourist Office. The architects of the BNZ and ANZ banks each incorporated carvings and traditional design elements into the foyers and/or frontages. Buildings designed specifically for Maori use such as the Janet Fraser Guest House and the Arawa Trust Board building also incorporated traditional artwork such as carved panels set in a non-traditional placement (for the Guest House) and decorated ceramic wall tiles (on the Trust Board façade). The Trust Board built also incorporated traditional carvings into the boardroom and its entrance.

The meeting house Tamatekapua at Ohinemutu provided the venue for many important meetings such as land negotiations, ceremonies, tangi and other community events. Tamatekapua was rebuilt in 1939-40 and continues to be of prime importance to Ngati Whakaue and the wider Rotorua community.

As well as the whare nui Tamatekapua, several other carved meeting houses of major importance exist at Ohinemutu and Whakarewarewa. Some stand as memorials to the work of notable carvers

and their students. Tuhoe people have their own house in Rotorua also, since the late 19<sup>th</sup> century. A meeting house, Mataatua, was built at the end of Pukuatua St in 1924, and re-built in 1979 with carvings worked under the supervision of John Taiapa, master carver at the Maori Arts and Crafts Institute; the Tuhoe marae includes a dining hall and community centre. In the 1980s there were several small marae with meeting houses scattered throughout the city for the use of particular hapu. This is an unusual feature in New Zealand cities and reflects the unique nature of Rotorua as truly a bicultural community.

In 1927 the School of Maori Arts and Crafts was established, operating initially from the meeting house Te Ao Marama at Ohinemutu. The school became of major importance nationally. Carvers were taught traditional skills and were commissioned to undertake large projects such as whare nui and gateways for several marae around the country. Weaving skills were also taught. The carving school ceased at the end of 1937. Its work was resumed by the establishment of the New Zealand Maori Arts and Crafts Institute (now called Te Puia) at Whakarewarewa in late 1963, the complex being officially opened on 29 October 1966. The Institute also serves as a tourist attraction, visitors being able to watch trainee carvers and weavers at work. It has expanded considerably over the years and now includes a small theatre and a retail outlet for indigenous crafts. A \$20million redevelopment is currently being planned.



Street frontage of the Te Arawa Trust Board building in Pukuatua Street, built in 1958, and designed by Alleman Land and Verrall. The tiles featuring an Arawa pattern were specially made in England.  
Rotorua Museum of History and Art, Te Whare Taonga o Te Arawa OP 4804

The Arawa Trust Board, from its first meeting in March 1924, has been the main administrative body for Arawa affairs in Rotorua and district as well as fulfilling its original role to administer an annual payment from the Crown for the public use of the lakes. Currently the Board runs a social services department, an employment and training department that runs courses to NZQA standards, and a youth unit to provide “a full Work and Income service to Maori Youth” and to inspire and motivate Maori youth.<sup>35</sup>

Arawa kapa haka groups and concert parties have been prominent since the beginning of the 20<sup>th</sup> century, but well before that, ten Arawa were in the party of 21 (including families) who travelled to Australia and England in 1862.<sup>36</sup> In 1909 a troupe of 40 people went to New York and gave successful concerts there with a 9-month run. Another concert party from Rotorua went to England to participate in the coronation celebrations for King George V in 1911; it was a financial and intra-tribal disaster. Undaunted, another group went to the San Francisco Exposition in 1915. Concert parties have continued to tour with groups performing on stage or representing New Zealand at international events such as the World Expos.

One singer and performer of traditional song and dance, renowned beyond Rotorua, was Kirimatao Te Tautahi. She led concert parties on tour for fundraising but died in 1913. Many other individuals, women such as Ana Hato and Bella Papakura, were renowned for their singing, composition, dancing and poi. Ana Hato and her cousin Dean Waretini became famous internationally for their duets and made 14 records. Mezzo-soprano Mere Te Mauri Meihana (Molly Mason) toured New Zealand giving recitals and concerts and was well-known through radio broadcasts as well.

<sup>35</sup> <http://www.tearawa.iwi.nz>

<sup>36</sup> Stafford 1986: 51

In the 1950s smaller professional groups of Maori performers were formed, such as the Ngati Rangiwewehi cultural party and Kia Ora Enterprises, specifically aimed at providing a cultural experience for visitors.

### ***Religion and Spirituality***

Since the first Christian service at Ohinemutu in 1831, Rotorua people have embraced Christianity and many denominations have established congregations and erected churches or halls for worship. St Faith's Maori Anglican Church at Ohinemutu is one of the better known landmarks in the city; this was the second Anglican church built at Ohinemutu. Other Anglican churches are St Luke's on the corner of Pukuatua and Amohia Streets and Arawa church at Whakarewarewa.



St Luke's Church is on the upper right of the photo, in Haupapa Street. Air Logistics 34207.

On Lake Road is the Roman Catholic St Michael's, opened in 1890; also of long-standing is the Church of the Immaculate Conception at Whakarewarewa. A large campus on Ranolf St comprising St Mary's Church, St Joseph's Convent and primary school serves the Roman Catholic community, with other churches and schools beyond the central city.

The Presbyterian church, St John's, was established in Pukuatua St in 1897, services previously being held infrequently in the Pukeroa Hall. Work began on the Bainbridge Memorial Methodist Church in 1906. Since then, places of worship have been established by the Baptist, Apostolic, Seventh Day Adventists and Latter Day Saints congregations as well as for several smaller denominations. Destiny Church has a strong congregation in Rotorua, using the former St James (Odeon) Theatre for assemblies. With the influx of international immigrants non-Christian religions have become more common as well.

The Salvation Army, established in Rotorua since the 1890s, provided support for hospitals, the unemployed during the depression. During the First and Second World Wars they set up 'Red Shield' huts for the rest and relaxation of soldiers on leave. The Army opened a new citadel in 1988, on Old Taupo Road.

### ***Arts and Crafts***

The Rotorua Society of Arts was formed in 1946. In 1967 the south wing of Tudor Towers was modified to become a museum and art gallery, opening in February 1969 with collections and displays donated from a variety of local people and government departments. The Arts Society ran a small community gallery attached to the museum. In 1977 the converted north wing of the building was opened as a new gallery. The Rotorua Museum of Art and History has won several awards for its excellent standards and contribution to the visitor industry.

Rotorua was the venue for the South Pacific Festival of Arts in March 1976, at that time the largest international cultural event ever held in New Zealand with 1200 participants from 22 countries. Over 10,000 people attended the final performances at the Rotorua Stadium.

## Cultural Venues

Initially, the venues for European-style cultural events and visitor entertainment were the large meeting houses such as Tamatekapua. With the influx of Europeans in the late 19<sup>th</sup> century, social events and meetings took place in the Pukeroa Hall, built prior to 1892 in Ohinemutu adjacent to the Lake House Hotel; it provided the venue also for the first moving pictures shown in Rotorua in 1899. The hall was shifted to Pukuatua St and renamed the Peerless Hall. It was demolished in 1983.

The first public hall in the new town of Rotorua was built on Tutanekai St; this was the Assembly Hall. Opened in December 1899 it successively became the Royal Pictures, King's Theatre (from 1911) and the Majestic Ballroom and was a centre of social activity until its demolition in 1937. The Rotorua A & P Association erected a large building, the Ritz Hall, for winter shows; it opened in May 1933 and became very popular for a variety of events, including conferences. The showgrounds and the racecourse were venues for open-air shows and events.

Other venues for movies were the Lyric Theatre from 1912, the Grand Theatre prior to 1924 and the Majestic Theatre in 1928. (All have since been demolished.) The new municipal building which opened in 1940 included the Regent Theatre. Currently Hoyt's runs a multiplex theatre.

The Rotorua 30,000 Club soundshell was built on the foreshore during 1947-8 and was used for its first concert on 18 February 1948. Ten years later a new soundshell was built and the old one was burnt as part of New Year festivities on 31 December 1958. Concerts are held in the soundshell and also in the newer International Stadium.

A drama club formed in 1896, their first production being "Conn the Shaughraun" with musical accompaniment and performed in the Pukeroa Hall. Other drama groups, such as the Rotorua Repertory Society, have been formed and dissolved over the years.



The Band Rotunda in the Government Gardens c 1910-1915.  
 ½ 001507-G, Alexander Turnbull Library, Wellington

Travelling entertainers visited Rotorua from time to time, such as the fully-tattooed conjuror and juggler, Captain Fisher, in 1895. In 1893 the townspeople were treated to visits by two circuses.

## Music and bands

In the early 1890s the Rotorua Amateur Brass band was formed, beaten in a 1904 contest by the Rotorua Maori band, but both were struggling to survive. The Rotorua Town Band similarly struggled to keep going through the 1910s. The Arawa Band fared only a little better and even amalgamation of the two bands in 1921 did not prosper. In 1930 the newly-formed Rotorua Municipal Band gave a concert to an enthusiastic audience, but again only survived by amalgamating with the Arawa Symphony Orchestra.

Far more successful was Epi Shalfoon's Melody Boys jazz and dance band, originally from Opotiki. Shalfoon opened a music store in Arawa Street in the late 1920s-early 30s. Even more successful was the Howard Morrison Quartet, immensely popular throughout New Zealand since they won a local talent quest in January 1957. The group disbanded in 1964 but Howard Morrison is still a major singer and entertainer.



Perhaps the first commercial Maori musical group was the Rotorua Maori Choir in 1936, part of a move by prominent business men to ensure that Maori performers were paid for their services.

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**MODERN**

**ENTERTAINMENT *in a modern cinema***

Special acoustic treatment to walls and ceilings will give 800 patrons the best in comfortable listening as well as luxurious seating for movie film enjoyment in Rotorua's new St James Theatre in Tutanekai Street.

The building cost £70,000 to erect and included in the block are eight modern shops.

It is constructed of concrete and concrete blocks and incorporates all the latest techniques in cinema engagement. It is geothermally heated.

The architects were Rigby Mullan and Associates of Auckland.

St James theatre in Tutanekai Street under construction in 1965. Rotorua Expands, booklet published in 1965, Hamilton Library.

### ***Festivals, parades, events***

Because of its spectacular unique environment Rotorua has seen more than its share of visiting VIPs: our own royalty, royalty from different countries, dignitaries, film stars, governors-general and war heroes. On such occasions, Rotorua has feted the visitors with large public gatherings, kapa haka performances and sometimes parades, or taken the opportunity to unveil a memorial or open a new building. The first royal visitor was the Duke of Edinburgh in December 1870; three hotels or accommodation houses were erected in the district, including one at Ohinemutu, to house or provide lunches to the party. Although well-received, his visit was eclipsed in scale with that of



The Totara arches at the intersection of Hinemoa Street and Fenton Street were built for the visit of the Duke and Duchess of Cornwall and York to Rotorua in 1901. The latted timber frame held greenery and electric lights. The arches were designed to represent a crown. The structure was dismantled and re-erected at the entrance to the Government Gardens after the visit was over. It was threatened with demolition in 1974.

Princes Gate between 1908-1915, with the Bath house visible through the central arches. ½ 001500-G, Alexander Turnbull Library, Wellington.

the Duke and Duchess of York (later King George V and Queen Mary) who stayed in Rotorua for three days in June 1901. Over 5000 Maori and 3000 Pakeha arrived in Rotorua for the festivities.

Huge crowds greeted the royal party off the train, 2000 Arawa welcomed them onto the marae at Ohinemutu, another formal welcome with concert occurred at Whakarewarewa. A special lattice-work arch had been erected – this was decorated with greenery and illuminated with the newly-supplied electric light. Prismatic and arc lights lit government and other buildings, and also pools and springs in the Gardens; there was a firework display at the racecourse. The racecourse was the venue for the final function where a 2000-strong war party representing several iwi performed a mass haka. Tribal leaders presented gifts to the royal couple and the Duke presented commemorative medals to 39 chiefs in return.

Several other royal visits occurred during the 1920s and 30s. The visit of Queen Elizabeth and Prince Phillip on 1- 6 January 1954 was a huge affair, with a major concert of 2000 Maori performers at Arawa Park and a civic welcome. About 40,000 people were in Rotorua for the occasion. The royal party attended church in Rotorua and stayed at Moose Lodge for a few days.

An important visitor in the 1880s was Te Kooti Rikirangi, founder of the Ringatu church, after less-friendly military engagements in the district during the 1870s. Te Kooti composed a song while at Rotorua on 26 December 1883, and attended a large meeting at Tamatekapua meeting house at Ohinemutu.<sup>37</sup> On each visit crowds turned out to see this once-feared warrior, treating him as a curiosity.

Huge crowds also turned out to welcome home members of the Maori Battalion returning from service in World War II. The soldiers received a civic welcome at the railway station and traditional welcomes at Ohinemutu and Whakarewarewa.

Rotorua has a long tradition of holding carnivals, usually one between Christmas and New Year, but on many other occasions also. The first, a week-long carnival in February 1903, attracted 2000 visitors, many arriving by train on special concession tickets. The programme included a regatta, athletics, horse races, a parade of decorated vehicles, band performances and a tennis tournament. The success of this and following events saw the 1908 carnival extended to one month's duration.

### ***Sport and recreation***

Rotorua people have participated in many different sports over the decades, from the first rugby matches and horse racing in the late 19<sup>th</sup> century; lawn bowls since 1897; rowing, cricket, golf, croquet and tennis popular by 1910; athletic meetings and cycle races; aquatic sports such as rowing, sailing, fishing, swimming, motor boating and water-skiing; and deerstalking in the forest and bush. Regattas and competitions have been a major part of the sporting year and provide entertainment for spectators; more passive recreation in the form of picnics and excursions on the lake has always been popular as has walking and cycling along some of the beautiful trails and paths.

Many Rotorua men and women have represented their sports in national and international events, for example in rugby, squash, tennis, athletics, swimming, diving, netball and water-skiing.

Sports such as rugby, golf and athletics were played on the Pukeroa Hill grounds until in 1918 the Tourist Department laid out a new sports area in Government Gardens. The town board and successive councils have provided or upgraded facilities, including the Aquatic Centre and the Sportsdrome. In the 1960s land was acquired in Devon St West for sports



The Rotorua Sportsdrome under construction in 1963/64. At the time these were the largest laminated timber beams ever built in New Zealand. Rotorua Museum of Art and History, Te Whare Taonga o Te Arawa, OP 4724

<sup>37</sup> Binney 1995: 320

grounds and a stadium of international standard. Boord Park and International Stadium have been the venues for rugby union, rugby league, hockey and cricket matches, athletics meetings, concerts, community events and band competitions. Government Gardens has greens for golf, bowls and croquet and a petanque court. Rotorua city continues to offer a wide range of facilities for a range of sporting codes.

The first children's playground equipment was a merry-go-round donated to the town in 1929 by Mr and Mrs Graeff, the bakers; there are now 67 play areas provided, including the newly developed Volcanic Playground.

### ***Monuments and memorials***

The first European monument was a wooden bust of Queen Victoria, believed to have been sent as a gift to Ngati Whakaue in acknowledgement of the hospitality accorded the Duke of Edinburgh in 1870. (An alternative hypothesis is that it was sent at the request of Ngati Whakaue.) After an interval of several years when it was held in Wellington and then in the Ohinemutu lock-up, it was installed at the Papa-iouru marae at Ohinemutu and unveiled in 1884 by the governor-general.

In 1906 Premier Richard Seddon unveiled monuments to two rangatira, Te Keepa Rangipuwahē at Whakarewarewa and Petera Te Pukuatua at Ohinemutu; huge numbers attended the ceremonies. Henry Taiporutu (Tai) Mitchell is commemorated in a totara tree planted in the grounds of Rotorua Boys' High School, a carved memorial chair in St Faith's Church, and most significantly, a bell mounted in a carved shrine at Ohinemutu. Mitchell was a surveyor, the first chairman of Te Arawa Trust Board, and a great orator who had a major influence in Arawa affairs. He died in 1944.

Richard Seddon in turn was commemorated in the clock that was presented by Rotorua citizens in 1914 to be installed in the tower of the new post office.

In November 1940 the whare nui Wahiao at Whakarewarewa was opened as a memorial to the great chief Mita Taupopoki. The ceremonies were attended by Members of Parliament, the governor-general and members of the Maori Battalion and First Hauraki Regiment.

Several war-related monuments have been created in the city. Te Hokowhitu-A-Tu archway at the Puarenga Stream in Whakarewarewa, opened 22 April 1950, commemorated soldiers of the Tuhourangi sub-tribe who had died in WWI and II. Within the Lakefront Reserve is the War Memorial Park, a memorial to the Second World War. The Wylie Memorial in Government Gardens commemorates Fred Wylie, a Boer war casualty who was in the 4<sup>th</sup> Contingent and son of Rotorua township's first storekeeper, Joseph Wylie. The Arawa Soldiers' Memorial in Government Gardens, unveiled by the Duke of York (later King George VI) in 1927, commemorates Arawa men who died in the First World War.

A monument sited on the corner of Fenton and Arawa Streets commemorates "the generosity of Ngati Whakaue who in 1880 ... laid the foundation of the establishment of the Town of Rotorua".<sup>38</sup> The engraved polished granite slabs were originally laid in 1939 by Te Naera Te Houkoutuku and the Rt Rev. F.A. Bennett and re-dedicated in 1995 by Bishop Manu Bennett.

### ***Cultural relationships***

Approximately 30% of Rotorua's population has Maori ancestry, predominantly Arawa. Arawa people have been involved in local government since its inception, either representing their iwi or in their own right as individuals on administrative boards and committees. Ngati Whakaue have always played a prominent role in major events or ceremonies, with Maori protocol evident at royal visits, significant meetings and at the opening ceremonies of buildings such as the bath house and the police station. For many years Arawa have had a close relationship with management and staff at the Rotorua Museum, advising and participating in the care of their taonga and the interpretation of Arawa culture.

<sup>38</sup> Wording on monument

As elsewhere in New Zealand, racial equality was slow in coming in some spheres. It was not until 1957 that Maori women were allowed to drink in hotel lounges (and no women of any culture were allowed to drink in public bars). One reflection of the changing lifestyle for young Maori people was the migration from rural areas into Rotorua looking for work or training opportunities. Two hostels were built specifically for Maori, one for boys in 1955, and one for girls in 1958.

Relationships with the Crown in the mid-19<sup>th</sup> century were amicable, with Arawa soldiers fighting alongside colonial and imperial troops, or in independent corps. Nonetheless, land grievances became an issue. On 20 December 2004 the Crown and Te Arawa Maori Trust Board signed a Deed of Settlement relating to a claim through the Waitangi Tribunal for redress of historical breaches of the Treaty of Waitangi. Yet to be ratified by Act of Parliament, the Deed included a monetary payment as well as transferring ownership of 13 lakebeds to Te Arawa. As part of the settlement Arawa received some of the ex-railway land bordering Amohau Street. The Crown retains control of the water within the lakes, ensuring the lakes remain publicly accessible. The Deed settled a long-held feeling of dissatisfaction and has created a new basis for strong inter-cultural relationships.



### **3.0 IDENTIFICATION AND ASSESSMENT OF BUILT HERITAGE IN ROTORUA CITY CENTRE**

#### **3.1 METHODOLOGY**

The process of identifying and assessing heritage resources in central Rotorua has involved two key steps:

- Establishing the methodology to identify heritage places
- Establishing the criteria or values to assess heritage places

The thematic research has provided a framework for reviewing what is currently recognised as being of heritage value and considering other possible places which should be managed as heritage resources.

The thematic overview prepared for Rotorua provides a way of interpreting heritage values within a broader context and looking at the full range of types of built heritage that may exist. The use of a thematic approach provides an understanding of the key themes in the historic development of the centre and a context for identifying places that represent those themes. It enables a better balance between “representative” and “iconic” places, and provides a useful tool in reviewing existing inventories.

Section 6 (f) of the RMA requires Councils to, in relation to managing the use, development, and protection of natural and physical resources, recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development. The first step is to establish whether historic heritage values exist.

#### **3.2 HERITAGE CRITERIA**

Detailed criteria for assessing heritage values and places in the Bay of Plenty region have been developed by Environment Bay of Plenty. These criteria are based on the identification of six key qualities which contribute to an understanding and appreciation of New Zealand’s history and cultures which are set out in the Resource Management Act. The criteria are set out in the Bay of Plenty Regional Policy Statement (RPS) and are organised to assist with assessing the qualities of heritage. One of these sets of criteria refers to historic heritage. The criteria developed for the RPS for historic heritage (set 5 in Appendix F) are intended to be used to identify whether historic heritage values exist. This enables decisions to be made about whether subdivision, use and development is inappropriate in relation to those values.

The consistent use of these assessment criteria by local authorities to assess historic heritage throughout the Bay of Plenty region is a key aim of the RPS. These criteria have been used to assess historic heritage in Opotiki town centre in a heritage study undertaken in 2005, and have been used for the assessment of built heritage in Rotorua in this study.

The historic heritage value of a place will exist on a spectrum from those places where one or more of the qualities exist strongly, to those places where historic heritage qualities are weak. It is necessary for local authorities to determine the historic heritage values and the degree to which various qualities are present. Where the particular place or area sits in the spectrum of heritage value, will be relevant to the test of what is inappropriate development.

The criteria have been used to summarise the significance of the town centre as a whole (in the preparation of a summary statement of significance) and have also been used to assess individual places based on detailed research. The criteria have been used as the basis for

developing the field record forms in this study. These forms include a summary of the particular heritage values which are represented by a particular place.

The historic heritage assessment criteria contained in the RPS include generic values which relate to key aspects of the historic area or place which are important to consider when assessing significance as follows:

**a) PERIOD**

*The development sequence of a place or area, the likely age, duration of use or chronology of a place or area.*

**b) RARITY OR SPECIAL FEATURES**

*The unique, uncommon or rare features of a place or area.*

**c) INTEGRITY**

*The condition, quality and state of original features of a place or area. Comparison with other examples of its class. The quality of any restoration, addition or modification of the place or area.*

**d) REPRESENTATIVENESS**

*The characteristics and relationship of the place or area to other places or areas in its class, for example in respect of design, type, features, technology, use, activity, location or origin.*

**e) CONTEXT OR GROUP VALUE**

*Association with other places, areas or elements of its context. Association with and illustration of broad patterns of history. Places or areas in which evidence of the association or event survives in situ, or in which settings are substantially intact.*

**f) DIVERSITY (FORM AND FEATURES)**

*The characteristics, diversity and pattern of a place or area. The cultural influences which have affected the form and components of a place or area. Form, scale, colour, texture, and materials. The historical context of the place or area with particular reference to the ways in which it has been influenced by historical forces or has itself influenced the course of history.*

**g) FRAGILITY OR VULNERABILITY**

*The components, form and structure of the place or area and the effect of this on its survival. Its vulnerability to deterioration or destruction. The degree to which it is threatened and its context in terms of protection and services.*

In addition to the preceding generic criteria, the following specific criteria relate to each of the six qualities of historic heritage identified in the RMA:

**h) ARCHAEOLOGICAL QUALITIES**

**Information**

*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*

**Research**

*The potential of the place or area to provide evidence to address archaeological research questions.*

**Recognition or Protection**

*The place or area is registered by the New Zealand Historic Places Trust for its archaeological values, or it is recorded by the New Zealand Archaeological Association Site Recording Scheme, or it is an archaeological site as defined by the Historic Places Act 1993.*

**i) ARCHITECTURAL QUALITIES**

**Style or Type**

*The style of the building is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial, or transportation).*

**Design**

*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*

**Construction**

*The building or structure uses unique or uncommon building materials or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*

**Designer or Builder**

*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or the nation.*

**j) HISTORIC QUALITIES**

**Associative Value**

*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to the Bay of Plenty or the nation.*

**Historical Pattern**

*The place or area is associated with broad patterns of local or national history including development and settlement patterns, early or important transportation routes, social and economic trends and activities.*

**k) SCIENTIFIC QUALITIES**

**Information**

*The potential for the place or area to contribute information about a historic figure, event, phase or activity.*

**Potential – Scientific Research**

*The degree to which the place or area may contribute further information and the importance of the data involved its rarity, quality or representativeness.*

**l) TECHNOLOGICAL QUALITIES**

**Technical Achievement**

*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical achievements.*

**m) CULTURAL HERITAGE VALUE**

**Sentiment**

*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*

**Identity**

*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*

**Amenity or Education**

*The place or area has symbolic or commemorative significance to the people who use or have used it, or to the descendants of such people. The interpretive capacity of the place or area and its potential to increase understanding of past lifestyles or events.*



### **3.3 SUMMARY STATEMENT OF HERITAGE SIGNIFICANCE ROTORUA CITY CENTRE**

For the people who have settled here Rotorua's exceptional natural environment and geothermal resources have provided unique opportunities which have determined distinctive aspects of its built heritage and pattern of development in the central city.

There are aspects of central Rotorua's built environment which are typical of many New Zealand provincial centres and other elements that are unique. The key themes which have been significant to Rotorua's historic development include: Te Arawa settlement and cultural heritage, development of Rotorua as a spa resort, its role as a centre for tourism, its government administration and role as a centre for government agencies and the extensive development of forestry and farming in the surrounding area. These themes are associated with the places that are unique or distinctive aspects of Rotorua.

The history of Rotorua is evidenced in physical and material remains, represented by archaeological sites, cultural landscapes, historic buildings and other structures. Studying the architecture of the city's buildings reveals evidence of different phases of its history and reveals important associations of people with particular places. The history is known also through people's memories, through traditions, through stories passed on within whanau and hapu, clubs and church groups and through the records of local individuals, councils, businesses and organizations.

The significance of central Rotorua has been assessed and summarised using the applicable heritage criteria in the Bay of Plenty Regional Policy Statement. The same set of criteria has been used to assess each building or place on the individual record forms, which are contained in Part Two.

#### **Period**

Built development in the central area of Rotorua is relatively recent compared to many other provincial centres. Although surveyed in 1881 construction in this area of Rotorua did not start until around the late 1880s, and then only minimally until the turn of the century.

The very earliest buildings built in the central area within the Government Gardens in the 1880s no longer remain. The earliest extant buildings date from around 1900 and the central area retains built development which progressively occurred after that. Significant periods of built development when substantial groups of buildings were constructed include the 1900s to 1910s, 1920 and 1930s, and 1950s-1960s. During the latter period the largely residential character of the central grid changed rapidly.

#### **Rarity or special features**

Unique aspects of Rotorua include its natural environment and geothermal resources; its Tangata Whenua, the Maori settlements at Ohinemutu and Whakarewarewa and the role of Te Arawa in ongoing affairs of the town; the development of the spa facilities and tourism; and government control of the town until 1923 and ongoing government interest and administration of key aspects after that time.

The settlements at Ohinemutu and Whakarewarewa are unique to Rotorua. Further research and assessment is required to describe fully the distinctive characteristics of their built environments and urban form.

The high degree to which Maori art and culture has been amalgamated into built development in Rotorua is significant compared to other New Zealand cities.

Other special features include the significant role of tourism in the growth of the economy and related infrastructure including a range of accommodation types.

Forestry and forest research have played an important role in the growth of the area as a whole and impacted on the central city with the particular use of timber construction symbolising the importance of the forestry industry. The Forest Research Institute is a facility of national and international repute and has had a particular role in the development of the area. Numerous industries and light manufacturing businesses related to the timber and building industries have developed in Rotorua from this prime industry.

The use of geothermal heating is a rare technological quality. The structural design of modern buildings in Rotorua has also responded to unique subsoil conditions and the presence of corrosive gases.

### **Integrity**

Central Rotorua developed gradually from the 1880s until the mid-20<sup>th</sup> century. The early built form in the central commercial core has changed significantly since around 1950, as Rotorua's population grew substantially and its role as a major centre expanded.

Earlier small scale retail buildings in Arawa Street and Fenton Street were largely redeveloped from the 1950s onwards. The predominantly residential nature of many of the central streets changed to commercial and larger-scale tourist accommodation uses.

The centre retains its original town plan however the existing built form is quite diverse and reflects the key periods of its development and growth. The city grid retains some intact groups of buildings dating from the early 20<sup>th</sup> century, particularly those in Arawa Street, Fenton Street and Tutaneke Street. The precinct of Government buildings between Arawa Street and Haupapa Street is evidence of the consolidation of administrative functions in this block over time, and particularly during the 1960s when a cluster of government buildings was built. A relatively small number of houses remain in the central area, demonstrating the earlier character, and also how these residences have been adapted for use as visitor accommodation or for commercial uses. Over time a number of commercial premises have also been adapted to provide visitor accommodation.

The Government Gardens precinct which has developed over a 130-year period remains as an intact historic precinct with an active range of recreational and cultural functions. Buildings and structures with the grounds also remain largely intact.

### **Representativeness**

Compared to other provincial centres Rotorua contains built development related to its distinctive range of functions, as well as the more typical range of buildings.

Central Rotorua retains a number of buildings from different periods related to particular building typologies. Some of these "types" are special to Rotorua such as spa-related buildings in the Government Gardens; the buildings themselves are recognised as outstanding examples of national and international importance. Health facilities established in Rotorua because of the recuperative properties of the geothermal springs are also important comparative to other centres.

Some building types such as visitor accommodation can be found in other cities but have a particular association with the tourism industry in Rotorua. Comparative to other cities Rotorua has a significant number and range of places for visitor accommodation, from a range of periods. Good examples remain in the central area.

The government administration of Rotorua is unique in New Zealand, and Rotorua has a group of government buildings from different periods in its development. These are unique as a group and demonstrate changing roles over time as Rotorua became the regional headquarters for a larger area. They also demonstrate the work of the government architects division over time.

Comparative to other centres the intensity of redevelopment in Rotorua in the 1950s and 1960s means that this centre retains a substantial built form from this period representing the level of business investment and contemporary architectural concepts.

Some aspects of central Rotorua's historic development were previously represented by places in the central area but now are not. For example places associated with transportation; stables, the railway station, the road and rail centre, bus depots and garages no longer remain. Two of Rotorua's early churches and some of its early theatres which were also located within the centre of the city no longer remain.

### **Context or group value**

While the character of the central area has changed with growth over time it does retain quite clear groups of buildings, some of which clearly relate to the unique functions within Rotorua plus some which are more typical of many towns and cities. The central area retains groups of places related to key periods of development and also groups of places related to particular building typologies. It retains examples of such types as visitor accommodation from different phases, also of interest.

The Government Gardens is unique: it retains its outstanding landscape and buildings including: the main Bath House (now the Museum), Blue Baths, former Ward Baths (Polynesian Pools), Te Runanga, band rotunda, caretaker's cottage, Dr Wohlmann's House, Lewis House and the nurses' home (which form part of the Rave arts centre), bowling pavilion, monuments, geysers, archaeological features and landscape features and plantings. The group of buildings provides evidence of changing approaches to bathing for therapeutic purposes and relaxation over time, as well as changes in design. It is an outstanding cultural landscape, well-loved and well-recognised as a whole as an iconic feature of Rotorua.

The central city has other clusters of buildings which make an important contribution to its built character. They also provide evidence of when and why changes have occurred. For example the central area retains a small number of early timber commercial and public buildings which relate to its early period of development. The Government Tourist Office, the Post Office and early commercial buildings such as Hennessey's (formerly George French's building) and the Fat Dog (formerly Auckland House, EC Randle's drapery) are some of the few remaining examples of the early type of construction in the city.

Intact clusters of one and two-level 1920s buildings remain in Fenton Street and Tutaneikai Street, primarily between Amohau Street and Haupapa Streets. These are typical of many New Zealand main streets. They were designed by a small number of architectural practices, typically in a stripped classical style and in plastered masonry. However in Rotorua they are also evidence of the changing pattern of land ownership, where freehold titles became available after 1920 encouraging further investment.

Rotorua has a collection of public buildings or buildings for government agencies that were either designed by the government architects or carried out under their guidance. These include a number of significant buildings built during the period that Rotorua was under the control of the Tourist and Health Resorts Department, as well as a significant group of post-war buildings particularly built during the boom period of the 1960s. Most of the latter were carried out under the direction of Government Architects Fergus George Sheppard and Frank Irvine Anderson.

The very large number of government buildings designed and built during the post-war period, and their wide range of use by the community makes them an established and recognised part of our urban environments throughout New Zealand.

Similar to other New Zealand centres the 1960s government buildings in Rotorua were built in the context of the post-war baby boom and a period when the economy was heavily regulated. There were controls on imports and an emphasis on using New Zealand-made products, which may have influenced the use of concrete as a preferred structural and cladding material for major buildings. There was a desire to express local approaches while meeting international standards.

Standard design approaches were applied to building types such as courthouses or secondary schools, and the concept of a government centre where groups of buildings for public functions or housing government agencies were clustered. The government precinct in Rotorua, between Arawa Street and Haupapa Street is a good example of this. It reinforced the earlier government functions on this block including the 1903 Tourist Department Office, the 1914 Post Office and the 1940 Police Station. During the 1960s and 70s the Maori Land Court, Departmental Building, Government Life Insurance Building and the District Court were constructed here.

Following privatisation around 1990, New Zealand no longer has government architects, so the work of the architects division of the Ministry of Works, which produced some of the key public and departmental buildings throughout New Zealand is now a finite built heritage resource.

The Rotorua central area also retains a significant collection of buildings which date from the boom period of development in the late 1950s and 60s. As a group these buildings demonstrate growth and changing functions in Rotorua, changes in architectural design approaches after the Second World War and are good examples of the work of many key practices working in the North Island at this time. While there is a growing appreciation of modern architecture in a residential context, there is not perhaps such a wide understanding of the range of concepts, structure, technology and materials being utilised in commercial architecture of this period.

Groups of key building types in Rotorua from different periods provide a remarkable overview of changes in requirements and design approach over time. Rotorua has one of the broadest and largest collection of buildings for visitor accommodation in the country. Within the central city this includes the last surviving large timber hotel, Prince's Gate, boarding houses dating from the 1910s and 20s, good examples of motels from the late 1950s, large international hotel chains, as well as back packers and other accommodation in buildings which have been converted for this purpose.

Other significant groups of buildings include three historic buildings within the Rotorua Primary school grounds, and buildings associated with the development of the hospital on Pukeroa Hill, and Queen Elizabeth hospital.

### **Diversity**

The built form in central Rotorua is diverse and represents development from a range of periods. Within the commercial core buildings are typically low to medium rise and are generally built to the street frontage apart from buildings in the government precinct. It incorporates a mix of residential cottages and bungalows, high rise hotels, simple corner dairies, substantial commercial buildings, government agencies as well as the new retail mall to the south of the commercial core.

The central area presents a distinctive contrast between the landscaped quality of Government Gardens – where buildings are set within a garden setting - and the urban character of the central grid. The commercial core has visual connections to the open space of the lakefront reserve as well as Pukeroa Hill and more distant hills and ranges.

### **Fragility or vulnerability**

Rotorua lies in a volcanic region, with several active volcanoes being relatively near. The Tarawera eruption of 1886 had a devastating effect on the area and more recently the eruption of Mt Ruapehu in 1996 coated Rotorua in ash. Earthquakes occur frequently, and as in other New Zealand towns, early buildings, particularly masonry buildings, are at risk of damage.

Buildings in Rotorua are also at risk of potential deterioration due to the particular subsoil conditions with potential subsidence, acidic water and gases. Examples of such damage can be seen in the CBD.

Buildings have also been vulnerable to damage or destruction by fire. Significant losses have included early timber hotels in the early 20<sup>th</sup> century. As in other New Zealand towns and cities, historic buildings are also vulnerable to deterioration due to deferred maintenance and inappropriate alteration.

Many of Rotorua's modern buildings constructed in the 1960s remain quite intact, retaining original foyers with original finishes and materials. These are generally substantial buildings. While they may not likely to be at risk of demolition they could be at risk of unsympathetic alteration or refurbishment with the loss of key design elements such as foyers which currently remain intact.

### **Architectural qualities**

#### **Design**

The design of buildings in central Rotorua typically follow national trends, with a range of approaches used for different types in different periods.

The main bathhouse (1908), designed in an elaborate Tudor-Revival style, influenced the subsequent design of the Post Office and the first Bank of New Zealand (demolished in 1961). These places are iconic buildings in Rotorua and have had an influence on some of the ongoing architecture in the city. The design of the District Council buildings in 1986 successfully makes reference to the tower forms in the earlier design.

Rotorua's Maori architectural heritage has also had a distinctive influence on buildings in the central area over time. In addition to numerous whare nui Rotorua has some of New Zealand's most outstanding examples of the early interaction of European and Maori architectural elements. St Faith's Church is an important example of this. Carvings and decorative patterns have been amalgamated into numerous buildings and interiors throughout the city, not all of which remain.

Rotorua's main primary school building (1938) includes small carved posts between the paired verandah posts. Buildings such as the Police Station by Government Architect JT Mair incorporated Maori designs into the decorative plaster panels on the frieze.

A unique example from the late 1950s is the Arawa Trust Board Building which was designed by Alleman Land and Verrall. Contemporary architectural concepts were integrated with decorative elements that were specially made for the building, such as the tiles on the facade, as well as incorporating a carved meeting house into the Trust's boardroom. A number of architects around the country in this period had made reference to the gabled meeting house form as part of a desire for a local architectural identity. Criticism at the time included a simplification and stereotyping of Maori architecture and that by stripping the element back to its form it was also stripped of meaning and diversity. The Te Arawa Trust Board is noted as a significant building of this time to include Maori detail as well as the whare form. It was the carvings and patterns themselves that were recognised as indigenous.



Another interesting example from this period is the Maori Arts and Crafts Institute, also designed by Verrall, which used new products to express Maori design in a modern building. The ceilings used different coloured Pinex tiles in a traditional geometric pattern.

In the 1960s the descriptions of many of the new commercial buildings, particularly banks and hotels, noted a desire to incorporate local culture. The ANZ Bank for example included reference to storehouse roof forms in its folded verandah edge which were finished with beautifully carved panels. The interior also included many carved panels and the whole colour scheme was based on the colours of carvings. The carpet was specially made with a frond design in reds and purples.

The 1960s BNZ bank also had collaboration between the architect and the Maori carver who produced the incredible shaft depicting the eight sub-tribes of Te Arawa; the carving is now in the Rotorua District Council Building. Maori forms were utilised in the remodelling of the Ward Baths into the Polynesian Baths.

### **Designer**

A number of private architectural practices as well as government architects have made particularly important contributions to the built environment in Rotorua.

Some of the private practices include W J Trigg and B S Corlett, Edmond Anscombe, Edward La Trobe Hill, H.I. Foster, Charles Towle, H L Hickson, H E Goodwin, Edgecumbe and White, Alleman Land & Verrall and associated practices including Hocking and Verrall, Porter and Martin, Sargent Smith and Partners, Gummer Ford Hoadley Budge and Gummer, Deacon and Stock, Ewen Christie & Associates and North, Swarbrick, Mills & Westwood. (Further information on architectural practices in Rotorua is included in the appendices.)

The work of the government architects is particularly important in Rotorua. Those whose work is represented include John Campbell, J. T. Mair, R.A. Patterson, F. Gordon Wilson, F.G. Sheppard, and F.I. Anderson. A.B. Millar, architect for the Education Board, designed significant buildings or alterations to earlier buildings at Rotorua Primary School.

### **Engineers**

Larger-scale construction in Rotorua involved distinctive engineering approaches because of the subsoil conditions. Important structural engineers responsible for a number of projects in Rotorua in the post-WWII period were Kelly Brown and Spur.

### **Builders**

A number of builders and construction companies have been responsible for the construction of numerous buildings in Rotorua. Some of the significant builders in Rotorua include the Public Works Department (Main Bathhouse, Blue Baths), C.R. Lloyd (Civic Theatre), Alfred Warbrick (Prince's Gate arches), Hargreaves. Stapleton & Rolfe (former Police Station), Bailey Boyd (Rotorua Primary School), D.C Street Construction Ltd, Vic Reid Ltd, S&J Lemon Ltd, Millar & Gurnsey Ltd, and Lee Brothers Ltd.

### **Historic qualities - Historical pattern**

Ohinemutu has been the base for hapu of Ngati Whakauae for a considerable time and since at least the early 19th century it has been a well-established village with a range of buildings and usage of the thermal pools. It was the focus for early European activity and development in Rotorua and is effectively the first town. By the late 1870s the settlement at Ohinemutu had expanded to incorporate the earliest European businesses and structures including stores, blacksmiths, a police station, courthouse, school and hotels.

The 'new town' which includes the existing commercial heart of Rotorua was surveyed and planned in 1881 after agreement was reached between Arawa leaders and the government represented by FD Fenton. The retention of the village of Ohinemutu and development of a separate new urban area close by is a distinctive aspect of Rotorua's development. Ohinemutu is unique in an urban environment in New Zealand, rather than seeing it substantially redeveloped over time as has happened in other settlements.

The current city has developed from the grid surveyed in 1881. Generous allowance was made for reserves for recreation (Pukeroa Hill, Arawa Park and Marine Parade), amenities (the Museum Reserve and Cemetery Reserve), education (Educational Endowment), administration (the Government Buildings Block), use of the medicinal springs (Sanatorium Reserve, Arikikapakapa and Kuirau), an area specifically for the use of visiting Arawa and for horse grazing (on the foreshore, now Lakefront Reserve). These places provide the landscape framework which is an outstanding aspect of Rotorua's central area. The plan also provided for wide streets which were planted with street trees from the 1890s. The original street names recall significant groups and individuals associated with Rotorua.

The first buildings erected in the newly planned city were associated with the thermal springs in the area of the Government Gardens. Development of the Government Gardens and a range of buildings associated with the thermal resort were erected from the 1880s with the substantial addition of the main bath house which opened in 1908.

There was relatively little growth in the town until after 1890 due to the economic depression, land only being available as leasehold and the Tarawera eruption. The earliest commercial streets were Arawa Street and Fenton Street where small mostly single-level timber shops were built. Most other parts of the central grid were largely characterised by residential development and timber hotels, with the densest concentration of these being in Hinemaru Street close to the Government Gardens. Other substantial hotels were built on nearly every street corner in the original town. After the railway line was put through to Rotorua in 1894, hotels promoted their proximity to the station as well as to the Government Gardens and the thermal attractions.

Other key buildings from around this time include the purpose-built Government Tourist Office (1903), from where the town was administered, and the Tudor-styled post office which opened in 1914. These buildings, associated with the unique spa and tourism functions of Rotorua as well as its unusual central government control strongly define the character of the central area. The centre also retains a small number of early timber commercial buildings which relate to its early period of development as well as a small number of houses which reflect its early residential nature.

A relatively significant period of commercial development occurred in the 1920s after the Rotorua Town Lands Act gave lessees and sub-lessees the option of acquiring freehold title. Several businessmen showed their faith in Rotorua's future by investing in buildings that were bigger than their own immediate needs, providing additional retail and office space for others to establish new or bigger businesses. More substantial buildings in masonry construction were built at this time, particularly in Tutanekei Street which took on the role as the main retail street. The central area retains intact groups of commercial and retail buildings from this period, in Tutanekei Street and Fenton Street.

A major development in 1940 was the opening of a large civic administration complex with theatre and library on an area of open space known as the public square. Otherwise, the town centre remained largely unchanged through to the 1950s. The numerous large timber hotels which were a distinctive feature of Rotorua's town centre until after WWII, together with a largely residential nature close to the commercial areas, were replaced after this time.

Extensive redevelopment occurred in the late 1950s and 1960s. Buildings from this period in central Rotorua include banks, insurance companies, commercial and retail buildings, spread

throughout most of the central grid between Amohau Street and Arawa Street. Fenton Street was redeveloped for retail and commercial uses. A significant number of new government buildings were built in this period as well. Most of these are grouped in the central precinct between Arawa, Tutanekai, Fenton and Haupapa Streets.

At the same time tourism increased dramatically and Rotorua was at the forefront in New Zealand of international trends offering new types of accommodation such as motels and international hotel chains. This had a dramatic effect on Rotorua's broader built environment with the Fenton Street motel strip being an extraordinary example.

### **Historic qualities - Associative value**

The tangata whenua of the Rotorua district are descendants of the waka Te Arawa. Over the years sub-tribes developed; Ngati Whakaue established the kainga Ohinemutu by the beginning of the 19th century or earlier. Traditional ways of life, relatively unchanged for centuries, altered dramatically following initial and ongoing contact with European missionaries, traders, visitors and eventually the government and settlers to the area. Through an ability to adapt and with skilled leadership Arawa communities maintained a major and ongoing role in the affairs of the district which is a distinctive aspect of Rotorua's history. The Arawa Trust Board, established in 1924, has continued in its role as the main administering body for Arawa affairs in Rotorua.

Together with the district's natural wonders, Maori life, heritage, art and culture in Rotorua have been a significant attraction to visitors and this inter-relationship has been an enduring and distinctive aspect of its development as a unique environment and tourist destination.

The government's investment in and development of Rotorua as a spa resort is unique in New Zealand. While other thermal areas, including Hanmer Springs and Te Aroha, were developed by the government Rotorua was the most intensively developed based on a vision of a spa resort for therapeutic treatments as well as relaxation. The evidence of this association remains in the Government Gardens where the buildings and cultural landscape as a whole including historic buildings, planting and landscaping, monuments and sports grounds give a clear picture of the scale, spaciousness and amenity envisaged over 100 years ago.

Rotorua is New Zealand's longest established and most well-known centre for tourism. The spa development, which commenced in the 1880s and continued through to the mid-twentieth century is intrinsically related to the increasing popularity of Rotorua as a tourist destination, which in turn directly affected the development of the city centre. In particular the provision of visitor accommodation has been a major function in Rotorua and it has been at the forefront of developments in New Zealand, based on international trends. The growth over time of a range of commercial, retail and manufacturing activities is typical of the pattern in many other centres and relates to this key function.

The administrative control by central government almost continuously from 1881 until 1923 is also unique in New Zealand. The Tourist Department Office which was built in 1903 is the key place associated with this administrative function in Rotorua. Rotorua's early infrastructure, including roads, water supply, power supply and rail connections, were all created under the direction of central government. The government also controlled Whakarewarewa, apart from the central village, after negotiations with Ngati Whakaue in the mid 1890s. Although the first elected borough council was established in 1923 the Tourist Department continued to control drainage, water supply and electrical supply, and the government continued to own and manage the bathhouses and the Government Gardens until 1984 when the council took it over.

The long association of central government agencies would also have influenced the enormous consolidation of government departments and offices in Rotorua in the 1960s when huge investment was made in new buildings in central Rotorua.

Two key industries which have contributed to Rotorua's economic growth are forestry and farming. Forestry commenced with the felling and milling of native forests, however in 1896 the Department of Lands and Survey supplied the first exotic seedlings for planting in the area. Successful growth led to the establishment of the plant nursery near Whakarewarewa in 1897, with large scale plantings following. In 1919 the State Forest Service built a new mill at Waipa, just to the south of Rotorua. New techniques for treatment, milling and handling were developed and the mill became a training centre.

The Forest Research Institute, now known as Scion, was established near Whakarewarewa, and the original nursery has grown to be a scientific research centre of international importance and a significant employer in the region. Built development in Rotorua has had a particular focus on timber technology because of the proximity to forest resources, the Forest Research Institute, and being light-weight, timber was well-suited to the particular subsoil conditions in Rotorua. In addition timber was less reactive than steel and steel-reinforced concrete to hydrogen sulphide. Some buildings in Rotorua have particularly celebrated the use of timber construction because of the importance of forestry to Rotorua. Lockwood technology, which was developed in Rotorua, was a key feature of New Zealand's pavilion at the Expo in Japan in 1970 which was aimed at developing our timber export industry.

Development of land in the area around Rotorua for farming after the First and Second World Wars has also had a significant effect on its economic development and growth. Its central location in an area of extensive land development was fundamental to a period of enormous expansion and development in the 1950s and 60s. At this time Rotorua was the fastest developing region in New Zealand.

The city experienced a building boom as nation-wide companies established in Rotorua, local businesses expanded or redeveloped and the government invested substantial sums to improve government departments in Rotorua as the regional headquarters. This period saw extensive construction: new schools, hospital buildings, public buildings, airport, residential areas as well as substantial construction of commercial and industrial buildings.

Central Rotorua retains significant early 20th century buildings and structures related to its spa development as well as clusters of early commercial buildings, accommodation and residential buildings. These places provide tangible evidence of associations with significant people, businesses and organisations. They demonstrate the inter-relationships between Rotorua businesses, individuals and organisations. Their histories reveal the involvement of local men and women on local committees, boards or council. The small size of the community for several decades led to many inter-connections in the business and administrative spheres.

Over time understanding of significant associations with buildings from the 1960s is likely to increase. These places have important associations with companies, individuals and organisations that were vital to the growth of Rotorua's centre at that time.

### **Scientific qualities**

Rotorua has been the focus of particular areas of scientific research including balneology and forestry research. Engineering research was required to solve the particular problems involved with communications equipment and wiring in the geothermal environment, for example at the telephone exchange and radio station.

### **Technological qualities**

Technological qualities which are distinctive to buildings in Rotorua include the use of timber construction and development of timber technologies such as Lockwood, and the early use of large-scale laminated timber beams. The use of pumice in plaster and concrete is also unusual and related to availability of this local material.

Deterioration of buildings due to the acidic nature of gases and water, subsoil conditions, and subsidence are particular constraints in Rotorua. Rotorua's unusual subsoil conditions and gases have led to specific engineering and foundation design.

Thermal energy has been a prime asset used to heat buildings, pools, used in the timber industry and for growing produce out of season. The use of geothermal heating of buildings from bores in the central city is a unique technological quality.

#### **Cultural Heritage Value - Sentiment**

Many significant buildings in central Rotorua have been landmarks or have defined the streetscape for decades. They are associated with people, stories, uses and long-lived businesses in the CBD. They are the places that have been well-used, worked in, visited and enjoyed by generations of Rotorua residents and visitors and they provide a strong sense of continuity.

#### **Cultural Heritage Value - Identity**

Rotorua's history is both typical and unique. Typical in that it has followed general trends in developments that have formed New Zealand, from settlement by East Polynesians who developed Maori culture over several hundred years; through cultural interactions in the first half of the 19<sup>th</sup> century as New Zealand adjusted to its inclusion as a British colony; the influence of developments in shipping, storage, manufacturing and new technologies; struggles over sovereignty and land ownership; participation of its citizens in wars overseas, the effects of epidemics, improved health care and the national economy; to becoming a vibrant growing community that celebrates its diversity and its place in the modern world.

And Rotorua is unique, being a product of its unique natural environment and geographical location, its tangata whenua, its cultural relationships and its local responses to national influences. For well over a century Rotorua has been New Zealand's main tourism centre, with the main attractions being bathing in mineral water for relaxation or therapeutic purpose, viewing of geothermal activity, and Maori life, art and culture. Its central location at the heart of extensive areas of forestry and farming have also influenced its growth and role as an important provincial service centre.

The importance of these aspects of Rotorua's history are evident in its built fabric and provide a strong sense of identity. Its broad range of buildings provide tangible evidence of its historic pattern of development, main periods of expansion, the range of historic themes that have influenced its growth and associations with people.

#### **Cultural Heritage Value - Amenity or Education**

Surviving historic buildings and structures in central Rotorua are a primary asset of the centre, giving it a unique identity. The recognition of a broader range of historic places will enhance the understanding and appreciation of its historic development and its distinctive character. Retention and sympathetic reuse of a range of places will add to the authentic qualities of the centre. Research about Rotorua's built heritage increases knowledge of its social history and the people who have contributed to its development. Dissemination of this knowledge through education programmes, guided walks, signage and 'history in action' events will reinforce the sense of community and identity.



#### **4.0 HERITAGE RESOURCES AND INFORMATION GATHERING**

Research has been undertaken on a broad range of places in central Rotorua which represent the range of themes which have been important in its historic development. The gathering of information is an important initial step to assist in considering the range of places that contribute to central Rotorua's sense of place.

The need for information about heritage resources was fundamental in the preparation of a Heritage Study. Rotorua's central area is diverse and it is interesting because of this. Its built form demonstrates development from a range of periods, and provides tangible evidence of important associations with people, and its historic pattern of development. Rotorua's surviving historic buildings and places are a primary asset of the central area and a finite resource. Aspects of Rotorua's built history, specifically places within the Government Gardens, are currently very well recognised and interpretive information related to this area is of a very high standard.

There is an opportunity to expand the understanding and information available about other significant places and important historic themes in the central area and to celebrate a broader range of places. Many of the places which have been researched as part of this study are already valued by the community or building managers and users because of their historic character. The ongoing retention and sympathetic reuse of a range of places adds to the authentic qualities of the centre. Research about Rotorua's built heritage increases knowledge of its social history and the people who have contributed to its development. Communication of this knowledge through initiatives such as education programmes, guided walks, signage and 'history in action' events will reinforce the understanding of heritage values and can assist in fostering a sense of community and strengthening its unique local identity.

The following tables summarise places in central Rotorua for which information or preliminary information has been gathered. The tables (set out in alphabetical order of street address) summarise the relationship of the place to the thematic framework and some of the key values or criteria which are considered important.





Information gathered for these places has been summarised onto research record forms contained in Part Two of the Heritage Study.






**4.1 ROTORUA CENTRAL AREA: PLACES OF CULTURAL HERITAGE SIGNIFICANCE**






**Individual places of cultural heritage significance.**






Based on the thematic framework and research undertaken the following places are considered to be of importance in terms of Rotorua’s historic development. They represent important themes in the development of central Rotorua and are considered to be of value based on a range of the heritage criteria as set out in Section 3.

Those places in *italics* and **bold** are those which are currently included in the schedule of historic places in the District Plan or are registered by the New Zealand Historic Places Trust.






Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
68 Northing 6335507.109 Easting 2794846.598	St Luke’s church and hall/offices 	1223 Amohia Street	No	No	1974	B	Cultural expressions; Religious life and services Key values: b, c, e, f, i, j, m
14 Northing 6335768.059 Easting 2795448.558	<i>Prince’s Gate Tourist Hotel</i> 	<i>1-3 Arawa Street</i>	<i>category II</i>	<i>Item 1.12</i>	<i>1897, 1921 relocated to Rotorua</i>	<b>A</b>	<b><i>Work and Making a Living: spa, tourism, visitor accommodation</i></b> Key values: a, b, c, d, e, f, i, j, l, m
20 Northing 6335758.788 Easting 2795408.417	Mayfair Flats 	1057 Arawa Street	No	No	1934	B	Settlement and Urban Life;, housing .Work and Making a Living/Tourism Key values: c, d, e, f, i, j
58 Northing 6335658.881 Easting 2795292.479	<i>Ex Government Tourist Bureau</i> 	<i>1106 Arawa Street</i>	No	<i>Item 1.4</i>	<i>1903</i>	<b>A</b>	<b><i>Governance, Work and Making a Living: Tourism</i></b> Key values: a, b, c, , e, f, i, l, j, k, m






Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
18 Northing 6335786.617 Easting 2795166.893	Fat Dog, former EC Randle and Co, Auckland House 	1161 Arawa Street,	No	No	c 1905	B	Work/ Making a Living: CBD and Retail Key values: a, c, d ,e, f, j, m
15 Northing 6335718.19 Easting 2795297.832	<b>Old Post Office</b> 	<b>Corner Arawa and Fenton Streets</b>	<b>category II, register no. 786</b>	<b>Item 1.11</b>	<b>1914</b>	<b>A</b>	<b>Governance and Administration, Work and Making a Living</b> <b>Key values: a, b, c, e, f, i, j, k, l, m.</b>
42 Northing 6335339.785 Easting 2795094.138	Lee Brothers Ltd 	1181 Eruera Street	No	No	1958	B	Investigate scheduling in district plan in category B
55 Northing 6335695.823 Easting 2795456.607	Rotorua District Council Offices 	1061 Haupapa Street.	No	No	1986	A	Governance and Administration Key values: b, c, d, e, f, i, l, j, m
75 Northing 6335659.627 Easting 2795273.725	Former Government Life Insurance Building 	1115 Haupapa Street	No	No	1962	B	Governance and Administration, Work and Making a Living; CBD commerce Key values: b, c, e, f, i, l, j, m






Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
80 Northing 6335669.409 Easting 2795186.969	Maori Land Court 	1143 Haupapa Street	No	No	1963	B	Governance and Administration, Cultural relationships Key values :b, c, d, e, f, i, l, j, m
27 Northing 6335618.658 Easting 2795159.243	<b>Graeff's Bakery</b> 	<b>1160 Haupapa Street</b>	No	<b>Item 1.19</b>	<b>1923-26</b>	<b>B</b>	<b>Work and making a living: industry, commerce, retail in the CBD.</b> Key values: b, c, d, e, f, i, l, j, m
9 Northing 6335672.48 Easting 2795689.123	<b>Government Gardens Conservation Area</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Registered historic area.</b>	<b>Item 1.17</b>		<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, b, c, d, e, f, h, i, j, k, l, m
12 Northing 6335699.662 Easting 2795541.794	<b>Bandstand Rotunda</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Category II, register no. 789 Registered historic area</b>	<b>Item 1.1</b>	<b>1900</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, b, c, d, e, f, i, j, l, m
5 Northing 6335583.398 Easting 2795663.373	<b>Blue Baths</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Category I , register no. 5394. Registered historic area</b>	<b>Item 1.2</b>	<b>1933</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: b, c, d, e, f, i, j, k, l, m






Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
11 Northing 6335673.719 Easting 2795526.386	<b>Te Runanga Tea Pavilion and storeroom</b> 	<b>Government Gardens, Hinemaru Street</b>	<b>Category II , register no. 783 Registered historic area</b>	<b>Item 1.9</b>	<b>1903</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, b, c, d, e, f, i, j, l, m
6 Northing 6335645.834 Easting 2795783.305	<b>The Bath House</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Category 1 , Register no 141. Registered historic area</b>	<b>Item 1.10</b>	<b>1908</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes, cultural venues.</b> Key values: a, b, c, d, e, f, g, h, i, j, k, l, m
7 Northing 6335768.673 Easting 2795694.765	<b>Gardener's cottage (exterior)</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Category II, register no. 2708 Registered historic area</b>	<b>Item 1.5</b>	<b>1899</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, c, d, e, f, i, j, l, m
84 Northing 6335709.745 Easting 2795662.232	<b>Bowling Pavilion</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Registered historic area</b>	No		<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, c, d, e, f, i, j, l, m
8 Northing 6335736.837 Easting 2795755.25	<b>Arawa War Memorial, including Maori carvings</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Registered historic area</b>	<b>Item 3.1</b>	<b>1927</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: b, c, d, e, f, i, j, l, m



Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
10 Northing 6335680.451 Easting 2795599.652	<b>Wylie Memorial</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Registered historic area</b>	<b>Item 3.10</b>	<b>1902</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, b, c, d, e, f, i, j, l, m
66 Northing 6335595.958 Easting 2795518.346	<b>Malfroy Geyser</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Registered historic area</b>	<b>Item 4.9</b>	<b>1890</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, b, c, e, f, i, j, k, l, m
13 Northing 6335736.237 Easting 2795512.572	<b>Princes Gate Archway</b> 	<b>Government Gardens, Hinemaru Street.</b>	<b>Registered category II, register no. 787. Registered historic area</b>	No	<b>1901</b>	<b>A</b>	<b>Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes.</b> Key values: a, b, c, e, f, i, j, l, m
4 Northing 6335402.049 Easting 2795700.156	Polynesian Baths 	Government Gardens, Hinemoa Street.	No	No	1929, altered and re- opened as Polynesian Spa 1972	<b>B</b>	Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes. Key values: e, f, i, j, l, m
2 Northing 6335433.079 Easting 2795500.85	Former nurses' house 	Government Gardens, Hinemaru Street.	No	No	Circa 1924	<b>A</b>	Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes. Key values: e, c, f, i, j, l, m

Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
3 Northing 6335431.511 Easting 2795545.183	Dr Wohlmann's House 	Government Gardens, Hinemoa Street.	No	No	1880s-1908	A	Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes. Key values: a, c, e, f, i, j, k, l, m
2 Northing 6335433.079 Easting 2795500.85	Dr Lewis's House 	Government Gardens, Hinemoa Street.	No	No	Circa 1912	A	Settlement and Urban Life; tourism, spa facilities, health, recreation, cultural landscapes. Key values: a, c, e, f, i, j, k, l, m
64 Northing 6335806.131 Easting 2795454.017	Soldiers' Institute/ Rotorua Women's Club 	1133 Hinemaru Street	No	No	1918	A	Cultural Expressions; cultural venues Key values: a, b, d, e, f, i, l, j, m
72 Northing 6335456.569 Easting 2794813.514	Villa associated with Gardner family 	1271 Hinemoa Street	No	No	C1903	B	Settlement and Urban Life;, housing. Communications. Key values: a, d, e, f, l, j
85 Northing 6335400.315 Easting 2794785.556	Edward La Trobe Hill's house 	1282 Hinemoa Street	No	No	1927	B	Settlement and Urban Life;, housing Key values: d, e, f, i, l, j, m






Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
78 Northing 6335494.675 Easting 2795395.844	Grosvenor Flats 	1076 Pukuatua Street	No	No	1935	B	Settlement and Urban Life;, housing .Work and Making a Living/Tourism Key values :c, d, e, f, i, l, j
53 Northing 6335554.864 Easting 2795051.13	Arawa Trust Board Building 	1189 -1191 Pukuatua Street	No	No	1958	A	Cultural Expressions: Te Arawa; artwork. Governance: Arawa Trust Board. Work and Making a Living: Retail Key values: b, c, d, e, f, i, l, j, m
62 Northing 6335790.481 Easting 2794897.298	Rotorua Primary School – Main School building, 	1249 Rangiuru Street	No	No	1939.	B	Settlement and Urban Life- Education Key values: b, c, d, e, f, i, l, j, m
61 Northing 6335901.932 Easting 2794953.748	Rotorua Primary School – Infant Block 	1249 Rangiuru Street	No	No	1887, altered 1920s	B	Settlement and Urban Life- Education Key values: a, d, e, f, i, l, j, m
54 Northing 6335857.722 Easting 2794973.75	Dental Clinic, Rotorua Primary School 	1249 Rangiuru Street	No	No	1936	B	Settlement and Urban Life- Education, Health Key values :d, e, f, , j, m

Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Suggested category	Relationship to thematic framework, key values / reasons for significance
69 Northing 6335939.221 Easting 2794722.672	Janet Fraser Memorial Guest House 	2A Ranolf Street	No	No	1948	A	Settlement and Urban Life – Accommodation, Health, Social Services; Cultural Relationships: Maori Heritage Key values: b, c, e, f, i, l, j, ,m
19 Northing 6335774.789 Easting 2795154.857	Kusab's Building 	1154 Tutanekai Street	No	No	1924	B	Work and Making a living/ CBD and Retail Key values: d, e, f, i, l, j, m
26 Northing 6335664.292 Easting 2795154.048	Former Police Station 	1182 Tutanekai Street	No	No	1940	B	Governance and Administration Key values: b, c, d, e, f, i, l, j, m
29 Northing 6335576.809 Easting 2795148.491	Hennessey's 	1206-1212 Tutanekai Street	No	No	C 1910	B	Work/ Making a Living- CBD and Retail Key values: a, c, d, e, f, i, l, j
40 Northing 6335398.753 Easting 2795096.357	Westpac Bank 	1251 Tutanekai Street,	No	<i>Item 1.16</i>	1937	B	<b>Work/ Making a Living- CBD and Retail</b> <b>Key values: c, d, e, f, i, l, j, m</b>





#### **4.2 SIGNIFICANT GROUPS OF PLACES IN CENTRAL ROTORUA**






The Heritage Study has identified that there are a number of groups of buildings that collectively make an important contribution to parts of Rotorua's CBD. While Rotorua has progressively redeveloped, within the central area there are small intact groups of 1920s and 30s commercial and retail buildings which make a strong contribution to parts of the streetscape character. In particular, a number of small but intact groups of 1920's-30's shops fronting Arawa Street, Tutanekei Street, and Fenton Street and a central group of government/local government buildings are of particular significance and provide an important link to Rotorua's past and key periods in its development and expansion. They contribute to the diversity and the established built character of parts of the central area. These buildings demonstrate the consolidation of the commercial area, particularly after freehold titles became available.



Retaining authentic examples of Rotorua's built development is considered important. These places provide tangible evidence of expansion and consolidation of the city centre in the early 20th century. They have associations with businesses and people who have been significant to Rotorua, and they demonstrate the work of important architects working in Rotorua at the time. These places are typical of the sort of mainstreet development evident in many New Zealand towns from a similar era. While some of these places may not be as individually important as other places in Rotorua, collectively these groups demonstrate the historic pattern of development and retail and commercial character of Rotorua at the time.





Map reference no. and GPS record	Place ARAWA STREET GROUP	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
19 Northing 6335774.789 Easting 2795154.857	Kusab's Building 	1154 Tutanekai Street, corner of Arawa	No	No	1934	Work and Making a Living/ CBD and Retail Key values: d, e, f, i, j, m
18 Northing 6335786.617 Easting 2795166.893	Fat Dog, former EC Randle and Co., Auckland House 	1161 Arawa Street,	No	No	c.1905	Work and Making a living/ CBD and Retail Key values :a, c, d ,e, f, j, m:
17 Northing 6335777.644 Easting 2795176.686	Dannefaerd Building 	1157 Arawa Street	No	No	1934	Work and Making a living/ CBD and Retail Key values: e, f, i, j, m
16 Northing 6335783.823 Easting 2795193.595	Hannahs 	1151 Arawa Street	No	No	1937	Work and Making a living/ CBD and Retail Key values: e, f, i, j, m
86 Northing 6335784.145 Easting 2795185.708	The Pheasant Plucker 	1153 Arawa Street	No	No	c1918	Work and Making a living/ CBD and Retail Key values: e, j,



Map reference no. and GPS record	Place FENTON STREET GROUP	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
87 Northing 6335499.552 Easting 2795346.588	Beale Grocery 	1220 Fenton Street	No	No	C 1917	Work and Making a Living/ CBD and Retail Key values: e, j
48 Northing 6335489.879 Easting 2795346.835	Chandler's building 	1224 Fenton Street	No	No	1920	Work and Making a Living/ CBD and Retail Key values: b, e, i, j
88 Northing 6335454.924 Easting 2795344.93	Former Beale Garage / Rock 'n' Lobster 	1240 Fenton Street	No	No	C 1930	Work and Making a Living/ CBD and Retail, Transport Key values: e, j
<b>HINEMOA STREET</b>						
49 Northing 6335391.428 Easting 2795226.79	Brigg's building 	Hinemoa Street	No	No	1936	Work and Making a Living/ CBD and Retail Key values: d, i, j, m

Map reference no. and GPS record	Place TUTANEKAI STREET GROUPS	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
24 Northing 6335780.899 Easting 2795104.42	Relish ( adjacent Rotorua Providers) 	1149 Tutanekai Street	No	No	C 1930	Work and Making a Living/ CBD and Retail Key values: e, j
25 Northing 6335770.702 Easting 2795103.808	Rotorua Providers 	1153 Tutanekai Street	No	No	1939	Work and Making a Living/ CBD and Retail Key values: d, e, j
28 Northing 6335618.658 Easting 2795147.576	Graeff's Bakery 	1188-1190 Tutanekai Street	No	<i>Item 1.19</i>	1923-26	Work and Making a Living/ CBD and Retail Key values: b, c, d, e, f, i, j, m
52 Northing 6335598.763 Easting 2795148.262	Former Byrne Building (to left of Jubilee Building) 	1196-1198 Tutanekai Street	No	No	1927	Work and Making a Living/ CBD and Retail Key values: d, e, i, j
31 Northing 6335589.387 Easting 2795148.034	Jubilee Building 	1202 Tutanekai St	No	No	1935	Work and Making a Living/ CBD and Retail Key values: e, i, j,

Map reference no. and GPS record	Place TUTANEKAI STREET GROUPS	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
29 Northing 6335576.809 Easting 2795148.491	George French's Building /Hennessey's 	1206-1212 Tutanekai Street	No	No	C 1910	Work and Making a Living/ CBD and Retail Key values: a, c, d, e, f, I, j
35 Northing 6335497.97 Easting 2795144.103	Rotorua Buildings 	1226-1232 Tutanekai Street	No	No	1934	Work and Making a Living/ CBD and Retail Key values: d, e,
32 Northing 6335561.054 Easting 2795102.816	Central Chambers 	1215 Tutanekai Street	No	No	1930	Work and Making a Living/ CBD and Retail Key values: d, e, i, j
33 Northing 6335511.391 Easting 2795100.572	Inverness Building (corner of Tutanekai Street and Pukuatua St) 	1219- 1221 Tutanekai St	No	No	1927	Work and Making a Living/ CBD and Retail Key values: d, e, i, j,
34 Northing 6335497.944 Easting 2795098.577	Former Mathias Haberdashery/ JC Morgan Building 	1225 Tutanekai St	No	No	1926	Work and Making a Living/ CBD and Retail Key values: d, e, i, j



Map reference no. and GPS record	Place TUTANEKAI STREET GROUPS	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
37 Northing 6335488.881 Easting 2795099.068	Former Harris & Co. Building / McDonalds 	1229 Tutanekai Street	No	No	1926	Work and Making a Living/ CBD and Retail Key values: d, e, i, j
38 Northing 6335479.336 Easting 2795098.675	Former Musgrave Building 	1233 Tutanekai Street	No	No	1929/30	Work and Making a Living/ CBD and Retail Key values: d, e, i, j
39 Northing 6335398.214 Easting 2795141.552	Mokoia Buildings 	1252 Tutanekai Street	No	No	1923/1931	Work and Making a Living/ CBD and Retail Key values: d, e, i, j, m
41 Northing 6335283.049 Easting 2795078.865	Woolliams Building 	Corner Tutanekai St and Eruera St  1174 Eruera Street	No	No	1931	Work and Making a Living/ CBD and Retail Key values: d, e, i, j


#### 4.2.1 Government and Municipal Precinct

The government control of Rotorua almost continuously from its establishment in 1881 until 1923 is unique in New Zealand. Rotorua has a significant central precinct between Tutanekai Street and Hinemaru Street, and between Arawa Street and Haupapa Street, where most of the buildings for central government agencies as well as local government are grouped.



The original plan for Rotorua shows most of this block as part of the road reserve fronting onto the Government Gardens. Early maps show it as the Government reserve and public square. This part of the central city has a long association with government and civic buildings.

In addition to their historic and cultural values this group of buildings demonstrate changing requirements for central and local government agencies in Rotorua over time, and demonstrate the work of a range of Government Architects, who have produced a range of significant public buildings throughout New Zealand. A land swap between the Rotorua Borough Council and the Crown (who acquired the fire station) in 1952 meant that the entire Arawa/Fenton/Haupapa/Tutanekai block would pass into Crown ownership, although the Justice Department was already housed there. This was part of a nationwide town planning move towards creating 'government centres', where government department services were to be clustered together. The clustering of key government functions into precincts was a logical approach proposed by the government architects from around the early 20<sup>th</sup> century, and more firmly in the 1950s. This precinct in Rotorua is a good example of this concept and contains built evidence from a range of periods.

Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
15 Northing 6335718.19 Easting 2795297.832	<b>Old Post Office</b> 	<b>Corner Arawa and Fenton Streets</b>	<i>category II, register no. 786</i>	<i>Item 1.11</i>	<b>1914</b>	<b>Governance and Administration, Work and Making a Living</b> Key values: a, b, c, e, f, i, j, k, l, m.
58 Northing 6335658.881 Easting 2795292.479	<b>Ex Government Tourist Bureau</b> 	<b>56-57 Fenton Street</b>	No	<i>Item 1.4</i>	<b>1903</b>	<b>Governance, Work and Making a Living: Tourism</b> Key values: a, b, c, , e, f, i, j, k, m





Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
75 Northing 6335659.627 Easting 2795273.725	Former Government Life Insurance building 	1115 Haupapa Street	No	No	1962	Governance and Administration, Work and Making a Living; CBD commerce Key values: b, c, e, f, i, l, j, m
83 Northing 6335673.322 Easting 2795233.603	Government Departmental Building 	1127 Haupapa Street	No	No	1961	Governance and Administration Key values: d, e, i, j,
80 Northing 6335669.409 Easting 2795186.969	Maori Land Court 	1143 Haupapa Street	No	No	1963	Governance and Administration Key values :b, c, d, e, f, i, l, j, m
55 Northing 6335695.823 Easting 2795456.607	Rotorua District Council Offices 	1061 Haupapa Street.	No	No	1986	Governance and Administration Key values: b, c, d, e, f, i, j, m
89 Northing 6335688.295 Easting 2795379.555	Municipal Building/Regent Theatre and Convention Centre 	1061 Haupapa Street	No	No	1940	Governance and Administration, Cultural Expressions; Cultural Venues Key values e, i, j, m













Map reference no. and GPS record	Place	Address	Registered by NZHPT	Currently Scheduled in Rotorua District Plan	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
	District Court 	1162 Tutanekai Street	No	No		Governance and Administration Key values: b, c, d, e, f, i, j, m
26 Northing 6335664.292 Easting 2795154.048	Former Police Station 	1182 Tutanekai Street	No	No	1940	Governance and Administration Key values: b, c, d, e, f, i, j, m




**4.3 Individual Places of Some Significance in Central Rotorua for Which Preliminary Information Has Been Gathered.**

Preliminary information has been gathered for most of the following places in central Rotorua which represent important themes in the development of the central area and are of some value in relation to some of the heritage criteria. This includes some of the early houses still remaining in the central area as well as commercial, and community buildings and places used for visitor accommodation. Some of these places have been substantially modified over the years but have associations with people, groups and stories which are of interest to Rotorua.

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework.
99	Monument to land deal. 	Corner of Arawa and Fenton Streets, outside the Convention Centre.	Laid 8.9.1939, rededicated in current location March 10 1995	Settlement and Urban Life, Cultural relationships, cultural expressions, monuments.
74 Northing 6335808.838 Easting 2795298.74	Masonic Lodge 	1135 Fenton Street	1965	Cultural Expressions; Cultural Venues
89 Northing 6335688.295 Easting 2795379.555	Municipal Building/Regent Theatre and Convention Centre 	1061 Haupapa Street	1940	Governance and Administration, Cultural Expressions; Cultural Venues Key values e, i, j, m
56 Northing 6335604.311 Easting 2795399.558	RSA 	1072 Haupapa Street, Rotorua	1956	Cultural Expressions; Cultural Venues

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
95 Northing 6335615.59 Easting 2794996.207	Former Edinborough Hotel/ Cactus Jack's 	1210 Haupapa Street	1912	Settlement and Urban Life; Housing, Work and Making a Living ;Tourism, visitor accommodation
94 Northing 6335670.353 Easting 2794981.098	House (bungalow), formerly used by Timber Union 	1221 Haupapa Street,	1930S	Settlement and Urban Life; Housing, Work and Making a Living
93 Northing 6335669.823 Easting 2794929.822	House, Doctors Rooms 	1239 Haupapa St,	early1900	Settlement and Urban Life; Housing, Work and Making a Living
65 Northing 6335892.388 Easting 2795465.351	De Beal's house/ Bogus Count de Montague story 	1109 Hinemaru Street	C 1920	Settlement and Urban Life; Housing, Infrastructure;Electricity
92 Northing 6335373.396 Easting 2795437.453	Mrs Brent (Tripe)'s House 	1255 Hinemaru Street	Mid 1920s	Settlement and Urban Life; Housing, Work and Making a Living ;Tourism, visitor accommodation

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
67 Northing 6335330.656 Easting 2795440.613	Fleming House, now Crash Palace 	1271 Hinemaru Street	1950	Settlement and Urban Life; Housing, Work and Making a Living ;Tourism, visitor accommodation
96 Northing 6335834.279 Easting 2795034.348	House 	1202 Pukaki Street	Circa 1920s	Settlement and Urban Life; Housing
70 Northing 6335893.706 Easting 2794743.364	Te Whanaungatanga Maori Apprentices Hostel 	2 B Ranolf Street	1955	Settlement and Urban Life – Accommodation, Health, Social Services; Cultural Relationships: Maori Heritage
90 Northing 6335924.947 Easting 2795118.633	Freeo's Restaurant/ Richardson's Bakery 	1105 Tutanekai Street	1919	Work and Making a Living/ CBD and Retail
91 Northing 6335883.75 Easting 2795157.574	Ewert's Building 	1122 Tutanekai Street	1946	Work and Making a Living/ CBD and Retail, transport



Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
97 Northing 6335926.46 Easting 2795442.154	Giesen House 	1066 Whakaue Street	Circa 1920s	Settlement and Urban Life; Housing
21 Northing 6335954.264 Easting 2795122.267	Lakeside Flats/ Lakesyde 	1174 Whakaue Street	1928	Work and Making a Living/ Tourism/ residential
98 Northing 6335938.029 Easting 2795068.058	House 	1188 Whakaue Street	Circa 1920s	Settlement and Urban Life; Housing

**4.4 Modern / Post World War II Buildings in Central Rotorua for which Preliminary Information has been Gathered**

Central Rotorua retains a significant number of retail and commercial buildings built in the late 1950s and 60s during a period of substantial redevelopment. Although primarily related to the theme of Working and Making a living: CBD and retail, they have associations with people and organisations that relate to a number of themes. Together they represent a key period of expansion and are examples of a body of work by significant architectural practices working in Rotorua in this period






Some were the most substantial buildings to have been constructed in Rotorua at the time and involved new approaches to structural design in response to Rotorua’s unique ground conditions. The use of geothermal heating is a unique technological quality associated with a number of buildings in Rotorua erected in this period. Architectural practices working in Rotorua such as Alleman Land and Verrall and Verrall and Hocking have also made a significant contribution to Rotorua’s built environment which is likely to be increasingly valued over time. A number of buildings in Rotorua from this period were celebrated in architectural journals of the time. Rotorua retains a significant group of buildings designed by the Government Architects. New Zealand no longer has a government architect’s office so this is a finite resource nationally.





Generally this period of architectural development is not particularly well understood or valued. It is often actively disliked. However it is very important to put this in a longer term context, and to look ahead. Because it is comparatively recent, research and consideration of this period is really only just being carried out in more depth. Internationally modern architecture has lagged behind more traditional buildings in terms of research and recognition. Because it was such an intensive period of development in Rotorua it forms a significant part of its built fabric, and will become increasingly important in terms of its history over time. Preliminary information has been gathered on the following places in central Rotorua as part of the heritage study to establish a data base:



Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
76 Northing 6335157.172 Easting 2795133.076	State Advances Building 	1166 Amohau Street	C 1958	Work and Making a living/ CBD and Retail, Government agencies.
42 Northing 6335339.785 Easting 2795094.138	Lee Brothers Ltd 	1181 Eruera Street	1958	Work and Making a living/ CBD and Retail, Forestry/Timber industry





Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
81 Northing 6335282.8 1Easting 2794954.433	T & G Building 	1218-1226 Euruera Street	1971	Work and Making a living/ CBD and Retail
1 Northing 6335604.311 Easting 2795354.66	Police Station 	1190 Fenton Street Street	1969	Settlement and Urban Life; Law and Order
101Northing 6335583.319 Easting 2795287.84	Spence's Building 	1199 Fenton Street.	1968	Work and Making a living/ CBD and Retail
45 Northing 6335431.445 Easting 2795345.135	Former NZI Building 	1246-1250 Fenton Street	1964	Work and Making a living/ CBD and Retail
46 Northing 6335348.16 Easting 2795345.471	Former South British Insurance Building 	1272 Fenton Street	1958	Work and Making a living/ CBD and Retail

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
47 Northing 6335320.751 Easting 2795342.355	Former AMP building 	1280 Fenton Street	1968	Work and Making a living/ CBD and Retail
100Northing 6335602.61 Easting 2795292.825	Scher's Building 	1110 Haupapa Street	1964	Work and Making a living/ CBD and Retail
82 Northing 6335612.163 Easting 2795279.618	Robinson's Building 	1112 Haupapa Street	1953	Work and Making a living/ CBD and Retail
75 Northing 6335659.627 Easting 2795273.725	Former Government Life Insurance building 	1115 Haupapa Street	1962	Work and Making a living/ CBD and Retail, Governance
83Northing 6335673.322 Easting 2795233.603	Government Departmental Building /library 	Haupapa Street	1961	Governance and Administration

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
80Northing 6335669.409 Easting 2795186.969	Maori Land Court 	1143 Haupapa Street	1963	Governance and Administration
71 Northing 6335615.321 Easting 2794828.572	Trinity House 	1268 Haupapa Street	C 1980	Work and Making a living/ CBD and Retail
77 Northing 6335397.025 Easting 2795167.934	Parkes' Building 	1154 Hinemoa St	1971	Work and Making a living/ CBD and Retail
43 Northing 6335438.746 Easting 2795095.875	PO and first automatic telephone exchange 	1183- 1197 Hinemoa Street	1971	Work and Making a living/ CBD and Retail, Communication
73 Northing 6335388.82 Easting 2795042.825	State Insurance 	1192 Hinemoa Street	1963	Work and Making a living/ CBD and Retail

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
44 Northing 6335440.026 Easting 2795141.907	Former ANZ 	1248 Hinemoa Street	1976	Work and Making a living/ CBD and Retail
60 Northing 6335900.114 Easting 2795046.673	Regent Motel 	1191 Pukaki Street	1964, 1968	Work and Making a Living; Tourism, visitor accommodation.
50 Northing 6335395.624 Easting 2795180.638	Plunket Building 	1148 Pukuatua Street	1962	Settlement and urban life; Health.
59 Northing 6335638.432 Easting 2795873.933	Sportsdrome 	Queen's Drive, Government Gardens	1964	Recreation, Work and Making a Living; Forestry, timber industry.
22 Northing 6335931.008 Easting 2795151.733	Dwyer Building 	1092-1108 Tutanekei St		Work and Making a living/ CBD and Retail

Map reference no. and GPS record	Place	Address	Date/ approx. age	Relationship to thematic framework, Key values / reasons for significance
23 Northing 6335837.281 Easting 2795155.67	Former St Jame's Theatre 	1126-1138 Tutanekai Street	1965	Settlement and Urban Life, Cultural venues.
30 Northing 6335589.655 Easting 2795100.059	Pakes Building 	1199 Tutanekai Street	1961	Work and Making a living/ CBD and Retail

## APPENDIX 1

# ARCHITECTURAL PRACTICES/ ARCHITECTS RESPONSIBLE FOR BUILDINGS IN ROTORUA

### The Government Architects

Throughout New Zealand towns and cities are numerous outstanding examples of the work of government architects division at the Public Works Department, each of whom have had their own distinctive style of design and unique areas of expertise.

The Architectural Division of the Ministry of Works evolved from the office of the first Superintendent of Works and first architect in New Zealand, William Mason who was appointed in 1839. Some provincial Governments employed their own architects however in 1870 the Central Government appointed the earliest Colonial Architect; William Henry Clayton. Initially directly responsible to the Colonial Secretary, he was transferred in 1873 to the new Public Works Department.

As the government's senior architectural advisor the role of the Government Architect has included directing the provision of architectural services for client departments of State and other Government agencies. New Zealand's Government Architects and their periods of service have included:

William Henry Clayton 1870-1877

Pierre Finch Martineau Burrows 1877-1890

John Campbell 1890-1922

John Mair 1922-1942

Robert A. Patterson 1942-1952

Francis Gordon Wilson 1952-1959

Fergus George Sheppard, 1959-1971

John Patrick Blake – Kelly 1971-1973

Frank Anderson Irvine 1973-1976

The Government Architect was supported by Assistant Government Architects responsible for operations, design, commissioning private practices, setting standards of design and documentation, and disseminating technical information. In addition to the head office in the 1960s and 70s the division had a number of District Offices as well as architects seconded to the Department of Education, Health, Maori Affairs, and Power Division of the Ministry of Works.

### Government Buildings in Rotorua

Rotorua has a collection of public buildings or buildings for government agencies that were either designed by the Government Architects or carried out under their guidance. These include a number of significant buildings built during the period that Rotorua was under the control of the Tourist and Health Resorts Department, as well as a significant group of post-war buildings particularly built during the boom period of the 1960s. Most of the latter were carried out under the direction of Government Architects Fergus George Sheppard (Government Architect 1959-1971) and Frank Irvine Anderson who was appointed the District Architect for Hamilton in 1952, and was responsible for a large variety of public buildings in the Waikato, Rotorua, Taupo and Bay of Plenty areas. He was appointed Government Architect from 1973 to 1976.

The very large number of government buildings designed and built during the post-War period, and their wide range of use by the community makes them an

established and recognised part of our urban environments throughout New Zealand.

Similar to other NZ centres the 1960s government buildings in Rotorua were built in the context of the post war baby boom and a period when the economy was heavily regulated. There were controls on imports and an emphasis on using New Zealand made products, which may have influenced the use of concrete as a preferred structural and cladding material for major buildings. There was a desire to express local approaches while meeting international standards.

Standard design approaches were applied to building types such as courthouses or secondary schools, and the concept of a government centre where groups of buildings for public functions or housing government agencies were clustered. The government precinct in Rotorua, between Arawa Street and Haupapa Street is a good example of this, and reinforced the earlier government functions on this block including the 1903 Tourist Department Office, the 1914 Post Office and the 1940 Police Station. During the 1960s and 70s the Maori Land Court, Governmental Building, Government Life Insurance Building and the District Court were constructed here.

Following privatisation around 1990, New Zealand no longer has Government Architects, so the work of the architects division of the Ministry of Works, which produced some of the key public and departmental buildings throughout New Zealand is now a finite built heritage resource.

Government architects who have contributed to Rotorua's built environment include:

#### John Campbell

John Campbell (1857 - 1942). Public Works Department Architect/Government Architect between 1899-1922. "Campbell successfully established Edwardian Baroque as the official architectural style for government buildings in New Zealand in the early twentieth century" (Richardson, 2006). This style can be seen for example in the Magistrate's Court, Wellington (1901-03), the Public Trust Office, Wellington (1905-09) and the former Hamilton Post Office (1901, 1916). Such Baroque features were mostly associated with the masonry buildings he designed. He also designed many timber buildings which tended to have more of a Queen Anne feel, featuring contrasting coloured coverboards to create a panelled effect, divided upper window sections and scalloped detailing above the windows, as seen in various former post offices, eg Waitekauri (1898) and various former court houses, eg Featherston (1897) which were often in an almost standard design.

#### J.T. Mair

John Thomas Mair (1876-1959) FRIBA, FIAA, FNZIA. Mair was born in Invercargill and was the son of a carpenter, later mayor. His initial architectural training came from William Sharp, "the borough engineer-architect-surveyor" (Martin, 2004: 115). From approximately 1901-06 he worked for George Troup of the New Zealand Railways as one of the architectural

staff, working on the design of the Dunedin Railway Station. In 1906 he travelled to the United States where he gained his Diploma of Architecture at the University of Pennsylvania in 1908 where he was lectured by the Frenchman Paul P Cret and Professor Thomas Nolan among others and got to know the Australian architect John Hennessy. He worked briefly for the New York architect George B Post before visiting London where he was examined and became an Associate of the Royal Institute of British Architects. He then took the opportunity to undertake a study tour of France and Italy, returning to New Zealand in 1909.

By 1910 he had set up his own practice in Wellington, describing himself as both an architect and structural engineer, designing mostly houses with the notable exception of the Presbyterian First Church, Invercargill (1914). Then followed a succession of government jobs: Inspector of Hospital Works for the Defence Department from 1918, architect for the Department of Education from 1920 until his appointment as Government Architect, Public Works Department in 1923, a position he held until his retirement in 1941. In 1930 he was elected a member of the Town Planning Institute of New Zealand. In the same year his Rotorua Police Station opened, Mair was elected a Fellow of the Royal Institute of British Architects.

According to Peter Shaw, "Mair was responsible for most of the government buildings erected in New Zealand, many of them involving significant departures from tradition and precedent in style and construction methods. During his period of office modernist architectural precepts displaced the revivalist styles favoured for public buildings in the past; construction methods began to utilise concrete and structural steel instead of brick and timber" (2006). His architectural style has been described as "severely restrained 'stripped classical' manner, with precisely controlled Art Deco ornamentation..." (Martin, 2004: 115), a style that was modern but dignified, as befitted the status of the predominantly government institutions he designed for. It increasingly emphasised function and structure. Mair's time as Government Architect was noted for his use of local resources – both services and materials - as much as possible, particularly from the Depression years onwards.

Mair's strong leadership took the Government Architect's office through the Depression, the impact of the Napier earthquake, and the privations of the beginning of WWII. In 1942, the year following his retirement, he was elected a life member of the New Zealand Institute of Architects. Mair's building designs include: Rotorua's Blue Baths (1929), the Napier Post Office (1929), Hamilton Court House (1931), the Taumarunui Post Office (1933), Government Life Insurance Head Office, Wellington (1936), the Palmerston North Police Station (1938), the Stout Street Departmental Building, Wellington (1940) - the largest office block in New Zealand at the time it was built - and the Jean Batten State Building, Auckland (1941).

#### **R A Patterson**

R.A Patterson designed the Janet Fraser Memorial Guest House in Ranolf Street, Rotorua, built in 1948.

Robert Adams Patterson (1892-1971) was Government Architect from 1941 to 1952, when he retired. Patterson joined the Public Works department in 1908 as an accountant cadet but soon transferred to the architectural section. He was the first cadet trained in the public service to become Government Architect.

During the Second World War Patterson was responsible for the design and construction of many camps, bases and buildings for the armed forces in New Zealand and the Pacific, including some for the United States Marines. In 1952 he was awarded the Imperial Service Order for this work. His civil work included the Auckland Postal Centre, Hokitika Post Office, Te Kuiti Post Office

and St Helen's Hospital in Christchurch. Other Rotorua buildings with which he was associated were the Blue Baths, Ward Baths and Queen Elizabeth Hospital. After the war, Patterson re-modelled the department into a separate architectural division of the Ministry of Works "capable of giving a professional service to all Government departments".

#### **F I Anderson**

Frank Irvine Anderson (1913- ) ANZIA. After studying architecture at Auckland University Anderson worked for five years in private practice then was taken on as a temporary staff member in the Public Works Department in 1941. He served as a WWII officer, later being commissioned to design an obelisk commemorating the kiwis who like himself were stationed in Maadi, Egypt. Upon his return to New Zealand in 1946 he was appointed the government's Resident Architect in Hamilton. In 1949 he moved to the MoW Head Office in Wellington, working as a sectional architect, and then returned to Hamilton as District Architect in 1952, where he was involved in the design of buildings in Rotorua, Taupo, Bay of Plenty as well as the Waikato.

He earned a Diploma in Architecture in 1965, the same year he was elected a fellow of the NZ Institute of Architects. During his time in Hamilton he was Chair of the South Auckland Branch of the Institute of Architects and vice-chairman of the Waikato committee of the Historic Places Trust. He was appointed Government Architect in 1973, a post he held until his retirement in 1976, overseeing a nationwide staff of around 950, spread between Head Office, seven district offices and architects to other government departments. His term as Government Architect was associated with a large volume of government construction and a greater proportion of work being subcontracted out to private architects than ever before (although this trend had begun by FGF Sheppard's time in the role). The increasing speed of technological change also led to the establishment of the Architectural Research and Development Unit in 1974. He had a particular concern about the impact of urban spread on New Zealand's land resource which had to be balanced against dissatisfaction with high-rise buildings and a desire to have buildings that are more in scale with the people who occupy them. Rotorua buildings he is associated with include: the Maori Land Court (1963), The District Court (1970) Post Office and Telephone Exchange (1971), Forest Research Institute (1969) and the Government Department Building (c1962).

#### **AUCKLAND EDUCATION BOARD ARCHITECT**

##### **A B Millar**

Alan Booth Millar ANZIA was a pioneer of school design who spent 36 years as the Auckland Education Board architect. Born in Auckland c 1895 he attended Bayfield and Devonport schools, followed by Auckland Boys Grammar. After spending four years overseas Millar joined the Auckland Education Board as a draughtsman in 1919 and was appointed architect in 1925. The concept of "fresh-air schools" were in vogue at the time. Examples in brick include Balmoral, Pt Chevalier and Pasadena Intermediate schools. Window sills were set at 4 feet high to enable good sun and fresh air and rooms were ventilated into the corridors. In the early 1930s an "open-air school" was developed at Fendalton in Christchurch by the Canterbury Education Board. This was adopted as a model by the Auckland Education Board, with improvements. Schools at Orakei, Rotorua and many Maori schools were examples of the type. Some of the disadvantages included poor lighting, not enough direct sunlight and draughts. After World War II the "Dominion basic plan" was developed, which Alan Millar was directly responsible for. This became the most familiar school type in New Zealand and combined the best features of the fresh air and open air models. The



Education Board adopted it as a national standard after the Auckland Education Board had proved its suitability. Elements such as verandahs and folding doors were dropped, but the corridor and low window sills were retained. It achieved good cross ventilation, had a single door to the front, lowered the ceiling, and retained a four-foot roof overhang to reduce glare. Another innovation by Millar was the "Cluster" or "Exploded" type to reduce costs, and eliminate the corridor to provide larger classrooms.

The earliest "open- air" classroom in Auckland designed by Mr Millar is thought to be Blockhouse Bay Primary School. A number of open- air classrooms designed by Millar have been recognised as being of heritage value throughout the Auckland region, including the Takapuna Primary Block, Northcote College Open air blocks, Blackpool open air school on Waiheke Island block. Alan Millar retired in 1955.

In Rotorua in the 1920s Millar designed extensions to the infant block for the Rotorua District School. The additions included another classroom of almost equal size plus a teacher's room with the porch/cloakroom extended. He also designed the Dental Clinic built in 1936 and the Main Primary School block built in 1939.

#### PRIVATE ARCHITECTURAL PRACTICES

The following information has been gathered on private architects and architectural practises who have designed buildings in Rotorua.

#### **B.S. Corlett, W.J. Trigg, J.W. Wrigley**

##### **E Latrobe Hill**

Edward La Trobe Hill FIAA (b.1886). Hill started as a builder and grew to be a prolific designer in Rotorua in the first half of the 20th Century, carrying out a wide variety of work. RDC Building Permit Register entries suggest that he was in part a property developer, buying property for which he designed and built homes. Other designs include: Glenholme, Rotorua (1900); St Faith's Church, Ohinemutu (1910); the Rotorua Soldiers' Institute (1918), Cambridge High School (1927), Rotorua High School and Rotorua Golf Club house. Hill was very active in the community, serving on the Rotorua Racing Club committee, the Hunt Club committee, the Rotorua Agricultural and Pastoral Association executive, the Arawa Domain Board and the Rotorua Fire Board. La Trobe Hill was the president of the Rotorua Beautifying Society, and in 1931 assisted landscape architect Fred Tschopp with a report on the Beautification of Streets and Reserves which was prepared for the Rotorua Borough Council.(see Rotorua District Council Archives, R P O 001 0040) He served in the NZEF 51st reinforcements and was a keen sportsman. La Trobe Place is named after him.

##### **Edgecumbe & White**

John Harold Edgecumbe worked for a while as a builder before completing his architecture training in England. After service in WWI he returned to Hamilton and set up practice with HL White in 1919. Their main client for many years was the Waikato Hospital Board. They also designed the Hamilton Chief Post Office, Hamilton Borough Council building, Bledisloe Hall and the Hamilton YMCA. Edgecumbe and White were the only Hamilton architecture firm to survive the depression. Edgecumbe retired in 1948. Offshoots of the firm continue in practice.

Edgecumbe and White were part of a longstanding firm of Hamilton architects that began with John Warren and Blechynden in the 1910s. The firm merged and split over the years; partners included Aubrey de Lisle, Mary de Lisle, Alan MacDonald, Leigh, Fraser and most recently Smith Pickering.

##### **Harold Elmslie Goodwin**

Harold Elmslie Goodwin (b. c1897) ANZIA. Goodwin designed a number of buildings in Rotorua including Graeff's Building (1926) on corner of Tutanekai and Haupapa Streets; Musgrave's Building in Tutanekai St (1929); and Hannah's building in Arawa St (1937).and the Mokoia Building on the corner of Tutanekai St and Hinemoa Street. In 1926 Goodwin built a house in Devon Street. He was responsible also for the extension of old St Luke's Church - the earlier wooden building that stood in Hinemaru St (1933). Other architectural work included the Postmaster's residence in Putaruru (c.1937) and Armstrong & Co. Ltd's garage in Whakatane (c. 1939). In 1934 his business was operating out of 76 Hinemoa Street, in 1935 Goodwin's business premises were located in Musgrave's Building, Tutanekai Street. On 8 May 1935 Goodwin advertised that he and architect H.L. Hickson had dissolved their partnership; it has not been established how long they had worked together. Goodwin Avenue was named after him.

In 1979 Goodwin was described as "a Clevedon farmer" on the occasion of his gifting 28.5 hectares of bushland on Waiheke Island to the Royal Forest and Bird Protection Society. Goodwin had previously donated five hectares of Kawau Island foreshore to the Hauraki Gulf Maritime Park as reserve (NZ Herald 19.12.1979)

##### **HI Foster**

HI Foster, FIAA, Rotorua. (1924), Foster designed a number of buildings in Rotorua including Central Chambers, Ewert's garage, Rotorua (1946, 1950) and Woolliams Building, Rotorua. Foster designed a home for Don Stafford (early 1950s) and Don's parents before him. He also designed Whitson Erson Motors Ltd garage, Hamilton

##### **HL Hickson**

H.L. Hickson designed Rotorua Providers (1934) and Dannefaerd's Building (1934). He was in partnership with H.E Goodwin. The partnership was dissolved in May 1935. It is not established how long they had worked together.

##### **Charles Towle**

Charles Raymond Towle F. R.I.B.A. & A.N.Z.I.A., designed the Westpac Bank building built in 1937 on the corner of Tutanekai and Hinemoa Street in Rotorua. In 1940 he won the competition for the design of the Holy Trinity Cathedral in Parnell, Auckland. The competition was judged by Sir Giles Gilbert Scott and the drawings exhibited in London by the New Zealand Government before being sent to the New Zealand.( Journal of the Royal British Institute of Architects Vol 48 No.4 10 February 1941) Towle also designed the Christian Sciences Church in Symonds Street, Auckland.

##### **Alleman, Land and Verrall, Verrall & Associates, Hocking & Verrall**

The architectural practices of Alleman Land and Verrall, Peter Verrall and Associates, Verrall and Newnham and Hocking and Verrall are responsible for a substantial number of buildings in Rotorua built during the 1950s, 1960s and onwards.

Buildings in Rotorua designed by Alleman Land Heeney and Verrall and related firms such as Verrall and Newnham, included the grandstand at Arawa Park, the Rotorua airport terminal, the Arts and Crafts Institute at Whakarewarewa, the Arawa Trust Board building, Lee Bros building, the Crematorium, motel units for the Regent Hotel in Pukaki Street, as well as many houses.

Other Rotorua buildings designed by the practice include the Regent Motel in Pukaki Street, 1964, The Torreador coffee lounge and motel at Lake Rotomana, the premises of James Aviation Ltd, Rotorua, Commercial Building, Tutanekei Street Rotorua, Doctors Rooms, Rotorua, the Ngongataha Fire Station, the Bay Farmers Trading Society and Dunlop Tyre Co.<sup>39</sup>

#### **Peter Verrall**

Peter Wyndham Verrall trained at the Architectural Association School in London qualifying ARIBA in 1949. He arrived in New Zealand in 1952 and joined the Railways Department, one of his jobs being the design of the railway carriages in which Queen Elizabeth toured the country. He moved to Rotorua in 1959, as resident partner in Alleman, Land Heeney and Verrall and later was a partner in the practice of Verrall and Newnham. John Newnham later left the practice to work in Wellington in the Government Architects office and worked on the New Zealand Pavillion at the EXPO in Japan.

Peter Verrall then practiced on his own for a period before forming a partnership with Garth Hocking in 1968. The partnership employed seven to ten staff at various times. Peter Verrall put forward a proposal in 1969 to turn part of Tutanekei Street into a pedestrian mall. Verrall toured Europe and Scandinavia studying dairy factory buildings. He was Chairman of the Waikato Bay of Plenty branch of the New Zealand Institute of Architects, and past president of Rotary, the Rotorua Little Theatre Society and the St John Ambulance Association. He became a Fellow of the NZIA in 1975.<sup>40</sup>

#### **Garth Hocking**

Garth Hocking worked in Suva Fiji for five years with New Zealand architects and a large local construction company. He was associated with the design of many commercial and religious buildings throughout the South Pacific including Suva Cathedral and the school on the remote island of Pitcairn. He returned to New Zealand in 1951 and attended the Auckland University School of Architecture as a part-time diploma student. In 1960 he moved to Rotorua to join Sargent Smith and Partners, formerly Pipe and Sargent, where he participated in the design and supervision of a number of commercial buildings, including the National Bank and the Bank of New Zealand. The latter involved his collaboration with local master carver, Kima Hakaraia, in the concept and design of a feature carved shaft representing the eight sub-tribes of Te Arawa. It is now displayed in the Rotorua District Council Building.

In 1968 he went into partnership with Peter Verrall, as Hocking and Verrall and Associates, which practice was associated with many of the major buildings projects during a period of considerable growth, particularly in the Tourism and Dairy industries. Significant Projects included the Lake Plaza Hotel (formerly Travelodge), The Grand Tiara (formerly The Sheraton) redevelopment of the Ward Baths to the Polynesian Spa, the Princess of Wales Children's Camp, the Acute Psychiatric unit at Rotorua Hospital, the public grandstand at Arawa Park, the Kawerau Sports Centre, the Orchid House in Hinemaru Street and many residential and accommodation buildings. From Peter Verrall's previous connection with the Dairy industry and arising through the significant changes resulting from new technology, the practice was associated with many of the large Dairy developments, including the Cambridge Dairy Factory

and company offices and the Tui Dairy Factory at Pahiatua, both of which received N.Z.I.A. awards.

Following the retirement of Peter Verrall in 1988, when he moved to Australia, Garth Hocking continued in practice as Garth Hocking and Associates until 1990 when he too retired. He was made a Fellow of the NZIA in 1988 and now lives in Rotorua where he has served the community at various times as Chairman of the New Zealand Travel Association, Deputy Governor of Lions, Charter President Geysersland Lions Club and as a member of the Plunket Society's Board of Trustees.<sup>41</sup>

#### **List of projects from Sheppard Collection index cards:**

##### **Airport Terminal 1964**

Architect - P. Verrall & Associates  
N.Z. Herald 12.6.1974 Adds

##### **Arawa Maori Trust Board Building**

189 1191 1193 Pukuatua S  
1958

Alleman, Land and Verrall [primarily Peter W. Verrall according to plans]  
RDC Permit Records

##### **Arts & Crafts Whakarewarewa**

P. Verrall N.Z.T.G. 16.11.65

##### **Bay Farmers Trading Society, Rotorua**

Architect - Peter Verrall & Associates

)

##### **Carbonic Ice Ltd. Riri, Rotorua**

Hocking & Verrall Associates  
N.Z.T.G. 8.10.69

##### **Central Chambers**

211 -1215 Tutanekei Street  
1930

Architect H. I. Foster (plans & specifications in the RDC Building File)

##### **Crematorium Rotorua**

Architect - Hocking & Verrall  
N.Z.T.G. 18.3.70

##### **Home & Building Ap. 1969**

##### **Dunlop Tyre Co. Rotorua**

Architect - Peter Verrall & Associates

##### **Grandstand, Arawa Park**

Architect - Peter Verrall 1964  
N.Z.T.G. 11.6.64

##### **James Aviators Ltd. Rotorua Airport**

Architect - Peter Verrall  
N.Z.T.G. 207 - 27.8.64

##### **Lee Bros Premises, Rotorua**

Architect - Alleman, Land & Verrall

##### **Mutual Rental Cars Ltd., Fenton Street**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 29.3.69

##### **N.Z.I. Offices, Rotorua**

Architect - Hocking & Verrall & Associates

##### **N.Z. Maori Arts & Crafts Inst. Tearooms, Whaka**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 23.4.68

##### **Racing Club Grandstand c 1969**

Architect Hocking & Verrall & Associates

##### **Regency Hotel, Rotorua**

Architect - Hocking & Verrall Associates

##### **Regent Motel, Pukaki St. Rotorua**

Architect - Peter Verrall & Associates  
N.Z.T.G. 10.3.64

##### **Rotorua Club Inc. Fenton Street**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 30.9.70

##### **Rotorua Regency Hotel**

Architect - Hocking & Verrall & Associates  
Home & Building 2 1981

<sup>39</sup> Sheppard Collection File, School of Architecture, Auckland University.

<sup>40</sup> Sheppard Collection File, School of Architecture, Auckland University.

<sup>41</sup> Information provided by Garth Hocking, 20 May 2006.

**St. Andrews Presbyterian Church, Old Taupo Rd. Rotorua**

Architect - Peter Verrall & Assoc.  
N.Z.T.G. 4.12.67

**Terminal Building, Rotorua Airport L 1966**

Architect - Peter Verrall & Assoc.

**T. & G. Assurance Society Ltd. 1973 Eruera St.**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 18.3.70 - N.Z. Tenders Gazette  
Home & Building. Feb. 1973

**Porter and Martin (Lewis E Martin)**

Porter and Martin were the architects for the former Government Life Insurance building in Haupapa Street.

Porter & Martin, Architects, was founded by David George (George) Porter (1921 - 1998) and Lewis (Lew) Edward Martin (ANZIA) in 1954. They had met at Auckland University's school of architecture in 1939. Porter established himself as a modernist architect and qualified as a town planner. After WWII service Martin stayed on in London for 8 years before returning to New Zealand in 1954, where Porter took him into partnership. Within a decade Porter was an architect for the Housing Division of the Public Works Department and was a prime mover in the establishment of the Architectural Centre in Wellington. He was active in a campaign to save Old St Paul's church, which was part of a movement that led to the establishment of the Historic Places Trust. He served five terms as a Wellington City Councilor and was a key figure in the development of many New Zealand district planning schemes, winning the A O Glasse Award in recognition of this work. He was also recognized for his environmental work, particularly the establishment of Pacific Institute of Resource Management.

Martin practiced architecture until his retirement, while Porter spent more time focusing on town planning, having more of a hands-off role with the architectural design aspect of their business. The long list of buildings designed by Porter & Martin includes at least four other Government Life Offices - Masterton, Palmerston North, Lower Hutt and New Plymouth. The partnership lasted 27 years, ceasing in 1981. After retirement Martin became a professional actor and wrote a number of books on architecture, most recently Built for Us featuring the work of government architects.

**Sargent Smith and Partners**

Sargent Smith and Partners were responsible for numerous ANZ Bank buildings in the North Island in the 1960s and 70s, together with tourist accommodation, school and kindergarten buildings, county council offices and a range of other commercial and medium density housing projects. The practice of Sargent Smith was established as Pipe Sargent. Ted Pipe ran the Rotorua office while George Sargent ran the Auckland Office. Charlie Smith ran an office in Wellington. The practice of Pipe Sargent and Associates operated from around 1955-1958 when it changed to Sargent Smith and Associates, offering both architectural and engineering expertise. Rotorua projects include:

**Bank of N.Z. c 1964 Fenton St. Rotorua**

Architect - Sargent Smith & Partners  
1963 - Home & Building Feb. 1964

**Bretts Hotel Beer Garden, Rotorua 1956**

Architect - Pipe Sargent Redevelopment  
Daily Post 12.9.?

**Edward Cry Maternity Annexe, Rotorua**

Architect - A. Smith

**Geyser Hotel**

Architect - Sargent Smith & Partners  
N.Z.T.G. 7.12.65

**International Hotel, Whakarewarewa**

Architect - Sargent Smith & Associates 1968

**Kindergarten, Springfield Rd. Rotorua**

Architect - Sargent Smith & Partners.  
N.Z.T.G. 5.6.68

**Western Heights**

Architects - Sargent Smith & Partners.  
N.Z.T.G. 13.5.65

**Koutu Service Station R.**

Architect - Sargent Smith & Associates  
Building Progress ?

**National Bank of N.Z. Rotorua**

Architect - Sargent Smith & Assoc.

**Rotorua County Council Offices**

Architect - Pipe, Sargent & Smith & Associates  
N.Z.T.G. 13.4.57

**Rotorua International Hotel, Whaka**

Architect - Sargent Smith & Partners  
H. & B. 1.8.68

**St. Johns Ambulance, Rotorua**

Architect - Pipe & Sargent

**Soundshell & Auditorium, Rotorua 1958**

Architect - Pipe Sargent & Smith & Assoc.

**Deacon and Stock / Glengarry Corson Pilbrow and Stock**

The Deacon & Stock partnership operated 1972-1975. An article in New Zealand Home & Building in 1977 features eight houses, mostly in Rotorua, designed by Deacon and Stock. They also designed Pakes Sports store in Tutanekei St and St Lukes Church and Shop in Amohia Street.

Colin Deacon was the older partner, who has since retired to Cambridge.

Gerald Stock (NZIA, RIBA) was born in Gisborne in 1939. He graduated with a Diploma in architecture from Auckland University. He has been based in Rotorua since 1970, after gaining experience in England. Initially he worked with both Glengarry Corson & Pilbrow (1970-75), Deacon & Stock (1972-75) and as a sole practitioner (1973 -).

The architectural practice of Glengarry Corson and Pilbrow carried out a range of projects in the central North Island, Bay of Plenty and Gisborne area in the 1960s. Glengarry Corson Pilbrow and Stock were the architects for the National Agricultural Centre, now known as the Agrodome, at Ngongataha. The original show at the Agrodome was taken to Expo 70 in Japan. The building used tanalised treated pinus portals and beams, and it was also designed around standard size interior and exterior wallboards.

Stock has worked on a wide variety of buildings, including his own offices and adjacent office block at 1121 Pukaki Street. Other examples of his work are: Freo's Restaurant renovation, Rotorua (1994), Ewert's Building corner restaurant renovation (2000), Arawa Lodge motel (1974), Lockwood industrial building (1987), Urewera National Park ranger base and hostel (1977, 1978), St Faith's Church restoration (1994), Gower House, Whakamoenga (c2003). He has designed over 200 houses. He was elected a Fellow of the NZIA in 1988 and has been awarded six NZIA design awards.

**Gummer Ford Hoadley Budge and Gummer**

The State Insurance Building and the NZI Insurance building in Rotorua were designed by Gummer Ford Hoadley Budge and Gummer, continuing the work of Gummer and Ford, who were one of the most distinguished practices in New Zealand in the early twentieth century. They designed the State Insurance building in Wellington built in the 1940s along with the National War Memorial in Wellington. Gummer Ford Hoadley Budge and Gummer also designed the NZI offices in Rotorua as well as numerous branches of the

ANZ in Auckland, the Catholic Centre in Auckland, the MacLauren Chapel in Auckland, Mangere War Memorial Hall, the children's wing at the Leyes Institute Library in Ponsonby, and the Hall of Memories at the National War Memorial in Wellington which was built in the 1960s.

Information provided by Garth Hocking, May 2006.

#### **Ewen Christie**

Architect Ewen Christie is noted as being the architect for the following Rotorua buildings:

#### **AMP Society - Fenton St. Rotorua**

Architect - Ewen Christie & Associates  
Post - 2.1.68

#### **Bank of N.Z. Rotorua North (N.Z.T.G. 1.87)**

Architect - Ewan Christie & Associates

#### **Bank of N.Z. Tutanekei St. Rotorua**

Architect - Ewan Christie & Associates 1968

#### **Baptist Church c 1974**

Architect - Ewan Christie for Murray North Partners

#### **L E Brooker (State Advances Corporation)**

The State Advances Corporation Building in Rotorua was designed by Mr Ludlow Brooker who was the Chief property supervisor and architect for the State Advances Corporation after 1951. He also designed the six storey State Advances Corp building in Hamilton. Before working for the Corporation's architectural division, Brooker had been in the partnership with Llew Piper. They designed a number of houses in Auckland in the 1930s. L E Brooker came third in a competition for the Asburton War Memorial Clock tower.

#### **M.K.Draffin**

M K Draffin was the architect for the South British Insurance building in Fenton Street.

#### **Rigby Mullin and Associates, Auckland.**

Rigby Mullin and Associates, Auckland were the architects for the former St James Theatre in Tutanekei Street.

#### **George A Shing & Assoc**

Robinsons Building in Haupapa Street was designed by architect G. A. Shing, AIAA, based in Rotorua. George A Shing & Assoc is listed in the Wise's Street Directory in 1959 as being in the La Trobe Hill Building at 65-67 Hinemoa St; members of the Incorporate Association of Architects and Surveyors.

#### **North Swarbrick, Mills & Westwood (Engineers) 1964**

Architects for the Sportsdrome were North Swarbrick Mills and Westwood of Rotorua. Mr Gordon Mills who designed the building was a structural engineer. The practice also designed the Masonic Lodge in central Rotorua, IHC Society building in Kawaha Point Rd, Rotorua, Parkes Building, and additions to the Geysersland Hotel.

#### **Victor Maddox**

Victor Maddox was the architect for the Sher's building and alterations to Rotorua Buildings.

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Rotorua District Council Archives  
NZIA Journal October 1975, page 133  
*Built for Us; The Work of Government and Colonial Architects, 1860s to 1960s*, Lewis E Martin  
Conference paper; Joiner "From Paremoremo to Palmerston North" presented at architectural history conference, Wellington, December 2005 titled "About as Austere as a Dior gown...", Editor of conference publication: Christine McCarthy.  
Auckland Education Board (plans in the RDC Building File and Five Plus One Architects)

**REGISTER OF ROTORUA BUILDINGS**

The following list provides a basic record of the architect and date for a number of buildings in the Rotorua area. It has come primarily from index cards contained within the Sheppard Collection at the Architecture Library, at the University of Auckland. Many of these index cards make reference to the N.Z.T.G. which is the New Zealand Tenders Gazette. This is a trade publication which listed very brief information about projects that were being tendered. There may be some discrepancies. Research undertaken as part of the Rotorua Built Heritage Study has been added and references noted. Sources include original drawings held in archives at Rotorua District Council.

Further information has been gathered about a number of the architects and practices responsible for buildings in Rotorua. This is summarised in a separate appendix.

**Agrodome**

Architect - Glengary, Corson, Pilbrow & Stock  
Home & Building, February 1973

**Airport Terminal 1964**

Architect - P. Verrall & Associates/Hocking & Verrall & Associates  
N.Z. Herald 12.6.1974 Additions

**AMP Society - Fenton St. Rotorua**

Architect - Ewen Christie & Associates  
Post - 2.1.68

**Aquatic Centre Rotorua c 1992**

Architect - EER Merwyn for Murray North Partners

**Arawa Maori Trust Board Building c 1959**

Architect – Alleman Land & Verrall

**Arts & Crafts Whakarewarewa**

P. Verrall N.Z.T.G. 16.11.65

**Bainbridge Memorial Methodist Church, Rotorua 1967**

**Bank of N.S.W. Rotorua**

Architect - Charles Towle  
Building Progress Jan. 1937

**B.N.Z. Rotorua –**

**Bank of N.Z. c 1964 Fenton St. Rotorua**

Architect - Sargent Smith & Partners  
1963 - Home & Building Feb. 1964

**Bank of N.Z. Rotorua North**

Architect - Ewen Christie & Associates  
(N.Z.T.G. 1.87)

**Bank of N.Z. Tutanekai St. Rotorua**

Architect - Ewen Christie & Associates 1968

**Baptist Church c 1974**

Architect - Ewen Christie for Murray North Partners

**Bathhouse**

Architect B.S. Corlett, W.J. Trigg, J.W. Wrigley  
Overseen by John Campbell 1905

**Bay Farmers Trading Society. Rotorua**

Architect - Peter Verrall & Associates

**Bay of Plenty Savings Bank, Hinemoa St. Rotorua**

Weekly News 1971

**Blue Baths**

Architect - J.T. Mair  
Weekly News 7.3.29  
1932 Weekly News 18.1.32  
Weekly News 10.1.34

**Old Blue Baths**

Arthur Washington Burrow 1885  
Cyclopedia of N.Z. Vol. 2

**Bond & Bond Ltd. Giltrap St. Rotorua**

Beatson Rix-Trott & Carter  
N.Z.T.G. 17

**Bretts Hotel Beer Garden, Rotorua 1956**

Architect - Pipe Sargent Redevelopment  
Daily Post 12.9.?

**Briggs Building**

1130 Hinemoa Street  
1936

Architect Edward La Trobe Hill (FIAA). Builder: George T Lodge. Plumber: CH Davis, Rotorua. Additions: 1945  
Architect: HI Foster  
RDC Permit records

**Broadcasting Building - Tokoroa/Rotorua**

Architect - G. Laurenson  
(N.Z.T.G. 26.8.65)

**Byrne Building**

1196 - 1198 Tutanekai Street, Rotorua  
1927  
H.E. Goodwin (plans - RDC Building File

**Carbonic Ice Ltd. Riri, Rotorua**

Hocking & Verrall Associates  
N.Z.T.G. 8.10.69

**Central Fire States, Rotorua**

Architect - Walker Hillary & Swan

**Civic Centre - Hinemaru St. Rotorua**

Warren & Mahony 198?

**Civic Theatre**

Architect - Murray North Partners  
Daily Post 28.9.72

**Commercial Bank of Australia Ltd. Tutanekai St.**

**Consolidated Motor Inn Rotorua**

Rotorua Star 11.4.74

**Contiki Lodge**

Architect - Hoadley Budge & Olphert Ltd.

**Courthouse Rotorua**

Architect F.I. Anderson for G.A.

**Crematorium Rotorua**

Architect - Hocking & A.L. Verrall  
N.Z.T.G. 18.3.70  
Home & Building Ap. 1969

**Dannefaerds Building,**

1155- 1157-1159 Arawa St  
1934  
H L Hickson  
RDC Permit records

**D.B. Rotorua, Whaka**

Architect - Jelichich, Austin, Smith & Mercep 1968

**D.B. Hotel**

Architect - Jasmad, Ivan Mercep

**De Brett**

**Departmental Building Rotorua, Arawa Haupapa St.**  
Architect - B.O.A. Marshall 1962 (design), F.I. Anderson (Super) for G.A.

**Dunlop Tyre Co. Rotorua**  
Architect - Peter Verrall & Associates

**Edward Cry Maternity Annexe, Rotorua**  
Architect - A. Smith

**Fairy Springs, Rotorua**  
Architect - Roger Walker  
Contractor: Vic Reid Construction  
Home and Building 6/77, page 47

**Fire Station, Haupapa St. Rotorua 1913 (A History of Rotorua)**  
Photograph - Home & Building Aug./Sep/. 1944

**Fire Station, Rotorua**  
Architect - Lewis, Walker & Hilary p.193

**Forest Research Institute, Whakarewarewa 1966**  
Architect - J. Newnham for G.A.

**Geyser Court, Hinemoa St. 1971**

**Geyser Hotel**  
Architect - Sargent Smith & Partners  
N.Z.T.G. 7.12.65

**Geyserland Hotel, Whaka**  
Architect - North Swarbrick Mills & Westwood Additions  
1969

**Gov. Life Insurance c 1962**  
Architect Porter & Martin  
**Graeff's Bakery.**  
1188-1190 Tutanekai Street/1160-1162 Haupapa Street (Corner)  
1926 additions - Architect: HE Goodwin, builder: C R Lloyd/ C R L Co.(?).  
1928 alterations: Architect: HE Goodwin; builders Hoskins & King, RDC Files.

**c 1923-26**  
**Grand Hotel**  
1904 (A History of Rotorua)  
Xmas Weekly News 1925

**Grandstand, Arawa Park**  
Architect - Peter Verrall 1964  
N.Z.T.G. 11.6.64

**Hannahs Building**  
1151 Arawa Street, Rotorua  
1937  
Harold Elmslie Goodwin, architect

**Harris and Co**  
1229 Tutanekai Street,  
Edward La Trobe Hill (plans were completed by 3 September 1926, RDC Permit records).

**Hennesseys Building**  
1204 - 1212 Tutanekai Street, Rotorua  
C 1910

**High School, Rotorua**  
Architect - E. Latrobe Hill  
N.Z.B.T.J. 20.10.26

**The Homestead Tavern, Rotorua, Fairy Springs Road**  
Architect - Murray North Partners Ltd.  
Home & Building ?

**Hospital, King George V, Rotorua**  
1916 (A History of Rotorua)  
2919 - Additions - Progress Sep.1918 Maternity Block  
300 Bed Building  
Herald 19.10.53

**Acute Medical Block - N.Z.T.G. 2.9.65**  
Architect - Newman Smith & Associates  
Smith Grant - Store  
Architect - Clarke & Ass. N.Z.T.G. 13.12.66  
Daily Post 17.10.72

**Hospital - Queen Elizabeth, Rotorua**  
Architect - R.A. Patterson, G.A.

**Hospital, Rotorua - New Wing**  
Architect - Leigh, White & deLisle

**Hyatt Kingsgate Hotel, Rotorua**  
Architect - Jasmad

**I.H.C. Society, Kawaha Pt. Rd. Rotorua**  
Architect - North Swarbrick, Mills & Westwood (N.Z.T.G. 11.6.69)

**International Hotel, Whakarewarewa**  
Architect - Sargent Smith & Associates 1968

**Inverness Building**  
1219 - 1221 Tutanekai Street  
1926/27

**J C Morgan Building**  
1225 Tutanekai Street  
Possibly La Trobe Hill??? (no original plans found)

**James Aviators Ltd. Rotorua Airport**  
Architect - Peter Verrall  
N.Z.T.G. 207 - 27.8.64

**Kawerau Motor Hotel**  
Architect - Warwick & Associates  
Herald 9.10.74

**Kawerau Rec. Centre**  
Architect - Garth Hocking  
N.Z.T.G. 9.1.68

**Kindergarten, Springfield Rd. Rotorua**  
Architect - Sargent Smith & Partners.  
N.Z.T.G. 5.6.68

**Western Heights**  
Architects - Sargent Smith & Partners.  
N.Z.T.G. 13.5.65

**Kindy for I.H.C. Rotorua**  
Architect - A.D. Dow & Associates  
H. & B. 2, 1981

**Koutu Service Station R.**  
Architect - Sargent Smith & Associates  
Building Progress ?

**Kusabs Building**  
1924  
Architects- Edgecumbe & White  
Specification at Hamilton Library

**Lee Bros Premises, Rotorua**  
Architect - Alleman, Land & Verrall

**Iron Machinery Ltd., Old Taupo Road**  
Architect - Johnston & Denniston  
N.Z.T.G. 4.3.65

**Joseph Lucas (N.Z.) Ltd., Rotorua**

Architect - Nyall Coleman  
N.Z.T.G. 10.9.64

**Kusab's Building**

Edgecombe and White architects  
Specification held at Hamilton City Library

**Main Bath House**

Architect - Rigby Mullan remodel  
N.Z.T.G. 12.3.64

**The Garden**

N.Z. Graphic 15.12.06  
N.Z. Graphic 10.8.07  
N.Z. Graphic 28.12.07  
Architect - Corlett & Trigg 1906 7 - 8  
Weekly Press 26-8-08  
Progress 1.10.13 Progress 1-6-06

**Maori Church, Ohinemutu**

N.Z. Graphic 7.3.02

**Maori Land Court, Haupapa St. Rotorua 1964**

Architect - F.I. Anderson for Government Architects.

**Maori Home for Elderly, Te Ngae Rd**

Bay of Plenty Times 28.7.71

**Maori Church, Ohinemutu 1885**

(A History of Rotorua)

**Mokoia Building**

Corner of Tutanekai and Hinemoa Streets.  
1923, additions 1929  
H.E. Goodwin ANZIA (original plans - RDC Building File plan tubes).

**Musgrave Building**

1223 Tutanekei Street, Rotorua  
1929/30  
Architect - H.E. Goodwin (plans - RDC File)

**Mutual Rental Cars Ltd., Fenton Street**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 29.3.69

**National Bank of N.Z. Rotorua**

Architect - Sargent Smith & Assoc.

**National Mutual Building, Rotorua**

**National Sheep Centre, Ngongataha**

Architect - Glengary Corson, Pilbrow & Stock  
H. & B. Feb. 73

**N.Z. Broadcasting Corp. Studio, Rotorua**

Architect - D.W. Bishop for G.A. 1965-66

**N.Z.I. Offices, Rotorua**

Architect - Hocking & Verrall & Associates

**N.Z.I. Offices, Rotorua**

Gummer, Ford, Hoadley Budge & Gummer  
H. & B. 1966

**N.Z. Maori Arts & Crafts Inst. Tearooms, Whaka**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 23.4.68

**Newton King Ltd., Rotorua**

Architect Latrobe Hill & Shing  
Building Progress July 1956

**N.Z. National Agriculture Centre c 1972 Ngongataha**

Architect - Glengary Corson, Pilbrow & Stock

**N.I.M.U. Building, Rotorua**

Architect - Gillman, Garry, Clapp & Sayers 1964-65

**Northern Building Society Bldg. Rotorua**

Architect - Guy Natusch  
N.Z.I.A. J Ap. 1974

**Northern Masonic Assoc. Home, Rotorua**

Architect Murray North Partners  
N.Z.T.G. 8.9.71

**Pakes Building**

1199 Tutanekei Street, Rotorua  
1961  
Architect - North, Swarbrick & Mills (plans in the RDC Building File)

**Palace Hotel, Rotorua**

Xmas Weekly News 1925  
Waikato Times 6.6.64  
1879 Cr. Lake Rd. & Ranolf St.  
1890 moved to Tutanekei & Arawa Streets

**Parkes Building, Rotorua**

Architect - North, Swarbrick, Mills & Westwood  
N.Z.T.G. 6.8.69

**Park View Hotel, Rotorua**

Architect - Polke Staten Rotorua, J.T. Mair 1940  
Weekly News 29.9.40

**P.O. & Telephone Exchange, Rotorua**

Architect - F.I. Anderson 1971 for G.A.

**P.O. Rotorua**

Architect - Mathewman for J. Campbell, 19  
(A History of Rotorua)

**Presbyterian Church, Pukuatua St. 1897**

(A History of Rotorua)

**Presbyterian Church, Rotorua**

Architect - Guy Natusch & Sons

**Princes Gate Hotel, Rotorua**

Xmas Weekly News 1925

**Racing Club Grandstand c 1969**

Architect Hocking & Verrall & Associates

**Railway Station & Bus Centre, Rotorua**

Architect - I. Clarkson

**Rainbow Springs Nocturnal Aviary**

Architect - Roger Walker

**Redwood Masonic Village, Rotorua**

Architect - E.E.R. Merwyn for Murray North Partners  
H. & B. March 75

**Regency Hotel, Rotorua**

Architect - Hocking & Verrall Associates

**Sheppard Collection Index**

**Regent Motel, Pukaki St. Rotorua**  
Architect - Peter Verrall & Associates  
N.Z.T.G. 10.3.64

**Regent Theatre Extension**

D.P. (Daily Post?) 9.9.72

**Reliance Tyre & Rubber Co. Ltd.**

Architect - Inkster & McArthur  
N.Z.T.G. 31.3.66



**Returned Service's Association**

1956  
Edward Pipe & Sargent Dip Arch, ARIBA & AANZIA,  
District Council Building Files and the Building Permit  
Records.

**Rotorua Girls College, Kahu St. Rotorua**

Architect - James Hackshaw  
N.Z.T.G. 27.7.65

**Rotorua Area Electricity Authority Depot, Biak St.**

Architect - Murray North Partners  
D. Post 14.12.72

**Rotorua Boys High School 1927**

**Rotorua Club Inc. Fenton Street**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 30.9.70

**Rotorua County Council Offices**

Architect - Pipe, Sargent & Smith & Associates  
N.Z.T.G. 13.4.57

**Rotorua International Hotel, Whaka**

Architect - Sargent Smith & Partners  
H. & B. 1.8.68

**Rotorua Motor Hotel**

Architect - Jelich Austin, Smith, Mercep & Partners  
1968

**Convention Centre**

**Rotorua Municipal Building**

Architect - E. Anscombe 1940  
Weekly News 25.9.

**Rotorua Regency Hotel**

Architect - Hocking & Verrall & Associates  
Home & Building 2 1981

**St. Andrews Presbyterian Church, Old Taupo Rd. Rotorua**

Architect - Peter Verrall & Assoc.  
N.Z.T.G. 4.12.67

**Rotorua Primary School - Main Block**

1939  
Alan Booth Millar ANZIA (b. 1895), Auckland Education  
Board  
(plans in the RDC Building File)

**Rotorua Primary School - Infant Block**

Alan Booth Millar ANZIA, alterations to late 1880s  
building in 1920s.

The Rotorua Primary School Archives, the Don Stafford  
Files held at the Rotorua Library, the Rotorua, District  
Council Building Files and Building Permit Book;  
archives at Five Plus One Architects (Hamilton).

**Rotorua Primary School - Dental Clinic**

1936  
Alan Booth Millar ANZIA (b. 1895), Auckland Education  
Board  
Archives at Five Plus One Architects (Hamilton).

**St. Andrews Private Hospital, Rotorua**

Architect - J.C. Newnham 1964  
N.Z.T.G. 18.2.64

**St. Faiths Church 1885 Muriuika Point**

Architect - Rob. G. Cumming Jr.

**St. Faiths Church 1914**

Architect - E. LaTrobe, Hill  
A History of Rotorua  
1910 Progress 1.5.14  
Chamberlain & Assoc. Additions - N.Z.T.G. 23.3.65  
Geo Lane Adds - Weekly News 5.2.36

**St. Johns Ambulance, Rotorua**

Architect - Pipe & Sargent

**St. Johns in the City 1989**

Architect - Hewson Morrison

**St. Lukes Church, Rotorua, 1899**

N.Z. Graphic 28.12.07

**St. Lukes Church, Rotorua 1899 Waiap**

Architect - Rosewear  
1902 Adds - A History of Rotorua

**St. Lukes Church adds**

Architect - H.H. Goodman (to date)

**St. Michaels R.C. Church, Ohinemutu 1888**

A History of Rotorua  
Tapper & de Vit Engineers 1964-5  
Star 31.10.64

**St. Peters Maori Church, Hinemoa Point, Rotorua**

1933 Weekly News 15.3.33

**Soldiers Institute, Rotorua**

Architect - E.C. Hill  
Progress Feb. 1918

**Soundshell & Auditorium, Rotorua 1958**

Architect - Pipe Sargent & Smith & Assoc.

**South British Insurance Co. Ltd.**

Architect - Draffin

**Sports Stadium, Rotorua**

Architect - North Swarbrick, Mills & Westwood  
(Engineers) 1964

**Housing Corp./State Advances Corporation, Rotorua**

Architect - L. Brooker

**State Insurance Office**

Architect - Hoadley Budge & Olphert Ltd.

**State Insurance Building, Rotorua**

Architect - Gummer & Ford, Hoadley Budge & Gummer  
1965

**F. Stevens Ltd., Amohau St. Rotorua**

Architect - Booth, Sweetman & Wolfe  
N.Z.T.G. 23.11.65

**Telephone Exchange, Rotorua**

Architect - F.I. Anderson 1968 for G.A.

**Terminal Building, Rotorua Airport L 1966**

Architect - Peter Verrall & Assoc.

**T. & G. Assurance Society Ltd. 1973 Eruera St.**

Architect - Hocking & Verrall & Associates  
N.Z.T.G. 18.3.70 - N.Z. Tenders Gazette  
H. & B. Feb. 1973

**Travel Lodge, Rotorua**

The Gazette  
Gov. Tenders - check on 'Te Puna'

**Trinity Home, Rotorua c 1977**

Architect - Deacon & Stock

**Tuharangi Tribal Trust, Rotorua**

Architect - Hoadley Budge & Olphert Ltd.

**Tutaneikai Maori Meeting House, Rotorua**

**Vacation Motel**

Architect - Jasmad Group

**Victoria Institute 1900, Arawa Street**

**Ward Baths 1931**

Weekly News 7.1.31  
1965 Additions

**Westpac Bank / Bank of New South Wales**

Built 1937  
Architect Charles Raymond Towle.

**Woolliams Building**

1935  
Architect- H.I.Foster  
Rotorua District Council Archives and Building Permit  
Records

Material compiled by Jane Matthews, Lyn Williams,  
Jennie Gaisnford and Kathryn Mercer.  
June 2006

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<http://www.rotoruanz.com>

## APPENDIX 2

### **Preliminary overview of Rotorua Hospital Buildings**

#### **Pukeroa Hill**

Pukeroa Hill is a cultural landscape of immense significance in Rotorua. As the natural vantage point close to the lake edge and geothermal areas its slopes were the natural location of Maori settlement including the descendants of Ngati Tama and Nga uri a Taketakehikuroa, and Ngati Whakaue. Maharo was the name of the pa here, adjacent to Ohinemutu. The numerous urupa in and around Ohinemutu include one on the northern side of Pukeroa Hill where one or two Europeans are also buried. The earliest European redoubt was also sited on Pukeroa in 1867.

The first trig station for the surveying of the area is sited on Pukeroa and still remains, although the timber structure has been replaced. Some of Rotorua's earliest hotels were sited on the slopes of Pukeroa, as was the first school. The hill was set aside as a reserve when the township of Rotorua was planned. It was used for sports and recreation and the earliest rugby matches were played here. A competition for the landscape design for the reserve was won by J D Louch and trees were planted and paths laid out in various stages. In the 1880s and 1890s, and some of these plantings still remain. Rotorua's earliest cemetery was also sited on the southern slopes of Pukeroa Hill. Pukeroa Hill was used as a convalescent hospital for soldiers in World War I and this use has continued and evolved into the modern complex of Rotorua Public hospital.

Consideration of the values of the historic landscape as a whole is the most important consideration as the hospital continues to develop. Further research and survey work is required to identify significant archaeological features and historic landscape and built elements so that these can be taken into account in the planning and management of the hospital. Careful consideration of all components including elements such as lighting, carparking and fencing are also important so that they don't detract from the historic landscape as some aspects currently do.

In particular it would be useful to identify an archaeological "alert zone", highlighting areas of significance where development should be avoided or carefully monitored. It would also be useful to locate if possible the landscape plan prepared by Louch and undertake research by a landscape historian to identify trees, plantings, paths and drives that relate to the original landscape concept.

Historic information about the site as a whole should be developed and presented as signage panels or as part of a heritage walk brochure.

As part of this study a preliminary record of base information on existing buildings in the hospital grounds has been made, which is included in the appendices.

#### **Rotorua Hospital**

The first public hospital in Rotorua was four beds attached to the Government Rheumatic sanatorium in the Government Gardens. The Sanatorium however was

not adequate as a general hospital and not been intended for that function. An Isolation Hospital was built in the Sanatorium Grounds in 1912.

Pukeroa Hill had been gifted by Ngati Whakaue as a reserve for sports and recreation and was administered by the original town board. After the Tourist Department took control of the township the reserve was brought under the control of the Tourist and Health Resorts Act 1908. During the First World War the area was granted to the Defence Department as a soldier's hospital under terms of the War Legislation Act 1907. It was always intended that the hospital would be removed after the needs of the soldiers had been met, however the hospital remained. Provision for lost recreational space was made by clearing land in the Sanatorium Reserve, towards Picnic Point.

The hospital for convalescing soldiers was established in Rotorua during the First World War primarily because of the spa facilities. What was initially known as the Cottage Hospital was established on Pukeroa Hill during mid-1915 and by October there were twenty soldiers in residence. Additions were opened in 1916 and the new establishment was known as the King George V Hospital staffed entirely by male personnel. By January 1916 there were 68 men there under the command of Colonel Newell, with Dr Wohlman and the principal medical officer.<sup>42</sup> Control of the hospital was passed virtually to the Health Department.

Extensions were made and it expanded into a complete military hospital catering for 200 patients. By 1918 further wards were required to accommodate another 100 men. The influenza epidemic in 1918 and the poliomyelitis epidemic in the 1920s necessitated the ongoing use of the hospital and specialisation in orthopaedic treatment.

It became well known for the surgical and thermal water treatment for the effects of polio in children, and at times as many as 200 sufferers were under treatment. Dr W.S. Wallis and his staff are remembered for this work. After 1924 orthopaedic cases decreased and general admissions increased. A new hospital was planned in the Government Gardens but the Depression halted plans for this development. Growth in the district meant an increasing demand for hospital services and the Economy Commission recommended that the institution come under hospital board control. Following negotiations with Ngati Whakaue the hospital was upgraded and control was transferred to the Waikato Hospital Board in 1934 on the basis of a twenty one year lease at a peppercorn rental. The name was changed at this time to Rotorua Hospital. The hospital developed as a respected base hospital with a very good medical and surgical reputation, largely under the direction of Superintendent Dr E Bridgeman OBE.<sup>43</sup> Bridgeman had taken over as superintendent from Dr Ritchie in 1939 and remained in the position for thirty years, overseeing enormous change at the hospital.<sup>44</sup>

In June 1940 cabinet approved a 999 year lease of the Pukeroa Reserve to the Waikato Hospital Board and plans were prepared for new hospital buildings<sup>45</sup>. A fire in 1955 destroyed the kitchen and outpatient block.

<sup>42</sup> The New Century, page 91-93

<sup>43</sup> Your Future's in Rotorua, 1962

<sup>44</sup> The New Century in Rotorua, page 290, photo of Bridgeman on page 362

<sup>45</sup> The New Century in Rotorua, page 242

The hospital developed significantly in the late 1950s to 1960s and almost continuously onwards in a series of redevelopment. The Bridgeman Wing opened in 1957, costing 500,000 pounds. In 1962 the clinical services block opened at a cost of 500,000 pounds, and the Edward Guy Obstetrics Wing opened in 1965. In 1965 it contained 294 hospital beds and had a medical staff of 12 fulltime and 17 visiting medical officers covering all major specialities. The hospital was a training school for general and maternity nursing. The total nursing staff in 1965 was 247.<sup>46</sup>

The ninety bed Ngati Whakaue acute ward opened in May 1969. Dr Bridgeman retired in 1969 and was followed by Dr W J Watt. In November 1972 a new occupational therapy wing had opened. The obstetrics ward was extended in 1974 at a cost of \$600,000, when the Mary Jackson Ward also opened. The hospital chapel opened in 1981.<sup>47</sup> The final graduation of nurses trained at Rotorua hospital occurred in 1986<sup>48</sup>.

### **Preliminary summary: Rotorua Hospital Buildings**

#### **Bridgeman Wing**

Date of Construction: 1957.

The Bridgeman Wing was opened in 1957, the first of the major new hospital buildings built by the Waikato Health Board. It cost 500,000 pounds.

#### **Clinical Services block**

Date of construction: 1962

This block cost 447,000 pounds.

#### **Edward Guy Maternity Annex**

Date of Construction 1965

Architect: Mr A Smith, architect for the Waikato Hospital Board

The Edward Guy Maternity Annexe was designed by architect Mr A Smith and constructed over a two year period and opened in May 1965. The building cost 300,000 pounds. It is a three level building, of concrete construction on a floating foundation. When built it provided 40 beds in separate rooms. The building was fully air conditioned and used both geothermal heating and heating from the boiler house. Bay Heating and Plumbing carried out the plumbing and heating work for the maternity annex.

References: Rotorua Expands Edited by Robert Young, November 1965

#### **Boiler House**

Date of Construction c 1965

Architect:

The new boiler house at the Rotorua Hospital was built c1964

The building cost 100,000 pounds and included a coal hopper, boiler installation and other equipment. It housed two boilers which each produced 9000 pounds of steam hourly. The chimneys were sprayed with a special aluminium(not paint) to withstand heat.

Engineers for the project were Millar & Gurnsey Ltd.

References: Rotorua Expands Edited by Robert Young, November 1965

#### **Ngati Whakaue Acute Block**

Date of Construction: 1968-69

Architect: Newman Smith and Associates

The Ngati Whakaue Acute Block, designed by Newman Smith and Associates opened in 1969, as an addition to

the Bridgeman Wing at Rotorua Hospital. It won an Architectural Association Award in the medical category for that year. Newman Smith had also designed the St Helen's Maternity Hospital in Auckland and the Wanganui War Memorial Hall.

Structural and civil engineers for the block were McDonald and Barnett. D.Rudd & Partners were the mechanical and electrical engineers and the contractors were Hawkins Construction Ltd.

The three level hospital extensions included a raft foundation, reinforced concrete frame. It was designed as a series of pavilions with white concrete walls with contrasting cedar facings.

The Rotorua Acute block utilised a labour saving double corridor plan with central rooms containing service rooms. The Waikato Hospital Board introduced a revolutionary innovation to the children's ward at ground level – provision for a parent to stay with a sick child. The children's ward also included a deck which opened onto a play area and sandpit. The women's ward was on the first floor and men's on the top.<sup>49</sup>

It was named the Ngati Whakaue Acute Ward in honour of the original gift of land on Pukeroa Hill.<sup>50</sup>

#### **Psychiatric Unit**

Date of construction 1983

Architect Hocking and Verrall, Garth Hocking

Garth Hocking studied overseas prior to the design of the psychiatric unit on behalf of Waikato Health Board, in 1973; however the building was not constructed until 1983.<sup>51</sup> The building cost \$1.8 million.<sup>52</sup>

#### **Mary Jackson Ward**

#### **Hospital Chapel**

<sup>46</sup> Your Future's In Rotorua, City of Rotorua Public Relations Office booklet, 1963, page 41

<sup>47</sup> Ibid , page 363-4

<sup>48</sup> Ibid , page 393

<sup>49</sup> Building Progress December 1968, page 14

<sup>50</sup> The New Century in Rotorua, page 363

<sup>51</sup> Interview with Garth Hocking, May 2006

<sup>52</sup> The New Century in Rotorua, page 364.







