





# SWANSON HERITAGE DESIGN GUIDELINES

July 2017  
Guidelines Document

## Document Quality Assurance

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*Cover photograph:* Swanson Railway Station, © Boffa Miskell, 201

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## Introduction

Swanson has a distinctive identity as a rural village, a rail town, a centre of viticulture and a former kauri gum and timber milling centre. It also has a significant Maori history. Te Kawerau a Maki are recognised as mana whenua over the Waitakere Region and greater West Auckland, and are the sole iwi with rights over the Waitakere Ranges. To Te Kawerau a Maki, this region is a cultural landscape that has been occupied over many centuries. The area is associated with important tupuna and significant battles, as well as a network of kainga (open settlements), gardens, pa, walking tracks, wahi tapu, and resource gathering areas. Landscape features such as ridgelines and coastal areas were significant transport routes and food gathering areas.

Swanson is located in a valley at the base of the foothills to the native bush clad Waitakere Ranges, which provides a backdrop to the southern edge of the village. The village itself benefits from well vegetated private properties, and the surrounding natural landscape of nearby foothills and its location as a gateway to the Waitakere Ranges, among other features. Swanson's character and atmosphere help make it a desirable place to live and an attractive place to visit.

Traditionally in Swanson, detached houses on relatively large sections have made up the bulk of the residential stock. However, this model of housing alone no longer provides the range of housing choice required to meet the needs of the varied community nor is it anticipated as the only form of housing. Now, like many of Auckland's early suburbs, Swanson is on the cusp of transformation. Provision has been made, in the Auckland Unitary Plan (AUP), for more intensive types of housing to meet the needs of the present and future community.

In the next decade Swanson is likely to double in size. This residential growth will, in turn, impact on the commercial centre of Swanson, potentially benefitting the existing businesses and enabling growth of the commercial core.

These guidelines were commissioned by the Waitakere Ranges Local Board to ensure the character of Swanson is maintained and enhanced as the village expands and transforms. The content of these guidelines is based on extensive and relevant up-to-date references, desktop heritage research, on site investigation and community feedback around what the community perceives as important in Swanson.

## Purpose

The overall objective of these design guidelines is to provide parameters for those designing and building detached houses and commercial buildings in Swanson, both within the existing village and in the new residential areas surrounding the village.

The intent of these guidelines is to promote new development of a high quality that responds to the existing built and natural character of Swanson and creates a liveable environment for the existing and new community who will reside there. By helping to protect the character of Swanson the guidelines will also assist in strengthening its economic base.

## Application and Implementation

The AUP provides the regulatory framework for new development within Swanson. These guidelines are non-statutory, however they provide practical assistance to landowners and developers to enable new development to better respect and enhance the established character of the village.

The guidelines offer flexibility to allow innovation and good design solutions that will maintain and enhance the heritage and character of Swanson.

This document is intended to provide Swanson-specific guidance to support and supplement the advice for new development set out within the Auckland Design Manual (ADM). The Council will take into account the guidelines when considering any consent application.

These guidelines do not apply to the outlying rural area as much of this, particularly to the south and west of Swanson, is included within the Waitakere Ranges Heritage area and therefore are subject to those very detailed and established design guidelines. The "*Waitakere Ranges Foothills Design Guide*", revised in June 2014, provides practical advice on how to preserve the rural feel of the Waitakere Ranges Heritage area and how to enable sustainable living in the foothills of the Waitakere Ranges.

Te Kāwarau a Maki are mana whenua of the area and as such have kaitiaki and other obligations and responsibilities to the land and its cultural and natural resources. In order to avoid or mitigate cultural impacts, Te Kāwarau a Maki Tribal Authority provide a series of recommendations in the Cultural Values Assessment (September, 2016) to ensure that new development includes engagement with mana whenua.

## Structure of the guidelines

The guidelines are structured into five sections. The first section provides an overview of the development of Swanson and the key characteristics that make Swanson unique.

Through research and consultation, a number of different character areas were identified. These include both the more built up village core and the outlying rural area (including the foothills of the Waitakere Ranges), albeit for the latter the *Waitakere Ranges Foothills Design Guide* is considered the best means to approach new development within the existing landscape of rural Swanson and thereby fulfil the local community aspirations to preserve its rural feel as a gateway to the Waitakere Ranges.

In order to best maintain and enhance the character of Swanson village, the guidelines focus on new development, including alterations or additions. The relevant sections in the ADM are referenced where applicable, in order to avoid duplication.

The guidelines are split into five sections

- Section 1:** An overview of the historic development of Swanson. This includes identification of the four areas for which the guidelines will apply.
- Section 2:** Guidelines for development within Swanson village's existing residential areas including both the 'Historic Residential' and 'Consolidated Residential' areas.
- Section 3:** Guidelines for all commercial development within the core of the village. These address building façade, signage and shopfront design plus servicing, access and car parking.
- Section 4:** Guidelines for acknowledging the character and heritage of Swanson in new development 'Future Residential' areas.
- Section 5:** General guidelines that apply across Swanson to retain and enhance its character and sense of place.

## Using the Guidelines

The example below explains how the guidelines should be used

### Siting and location

Good site planning recognises a concern for occupation, considering how a place is used by its occupants as well as its relationship to neighbouring houses, the character of street and the wider urban area. Placement of building forms in relation to other buildings creates open spaces and establishes conditions of sunlight, daylight and privacy as well as a relationship to neighbourhood character.

Context and explanation for why this guideline is important

#### Original Lot Sizes and Setbacks

guideline heading

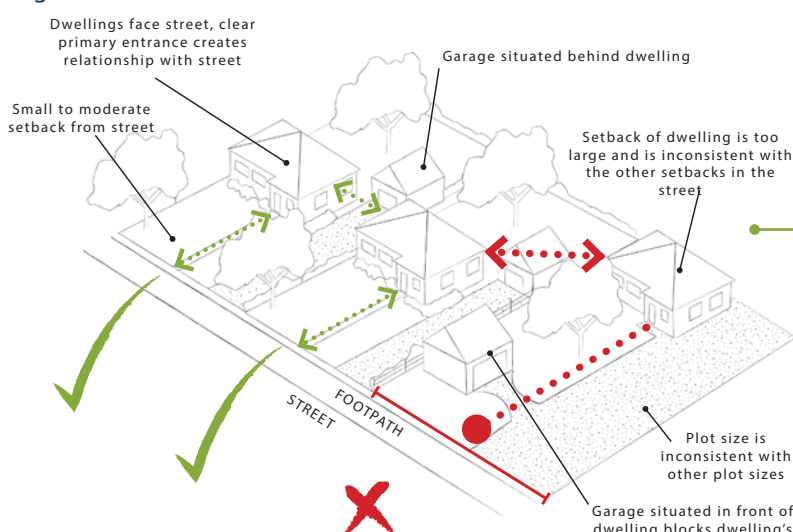


Illustration or photograph with annotation relating to assessment guidelines

Ticks indicate good practice, crosses indicate practices to avoid

Buildings should be orientated to match historic building orientation i.e. parallel to the boundary lot lines with windows overlooking the street.

Assessment guidelines





## Section 1: Background-Context and Character

Swanson's character is derived as much from its landscape setting as it is from its built environment. It is the location of the village within a valley at the base of the foothills to the native bush clad Waitakere Ranges, combined with the strong rail and viticulture heritage that differentiates Swanson from other rural villages in the Auckland region.

Although the area now known as Swanson was purchased for development in the mid-1850s and originally subdivided into six large allotments, true residential development in the Swanson area did not begin until the extension of the North Auckland or Kaipara railway line to Swanson's Bridge and on to Waitakere in 1880. From early 1883 a mix of suburban or "village settlement" and country size lots were offered in the central and eastern areas of Swanson. However, Swanson remained sparsely populated throughout the 19th century and well into the early 20th century.

The settlement pattern as determined by the government land sales from the 1880s points to the intended agricultural use being low density, primarily grazing. However, early sales advertising for property in the area from 1882 makes reference to the land being suitable for orchards, while wine-making in the Swanson district was initiated by Frank Bray just before the First World War and has had an enduring association with the locality, most visibly by Milan Babic Yozin on the eastern edge of Swanson village.

By the outbreak of the First World War, the Henderson kauri gum reserve lands were surveyed and offered for sale by application and ballot in 2 to 20 acre lots. The ballot system was set up as a lease to own. The sections in the Swanson area lay between what are now Candia and O'Neills Roads. After the First World War, the last major subdivision of Crown Lands in Swanson, the Birdwood Estate sale, took place from 1921-1924. The land sales of both the gum reserves met with mixed success.



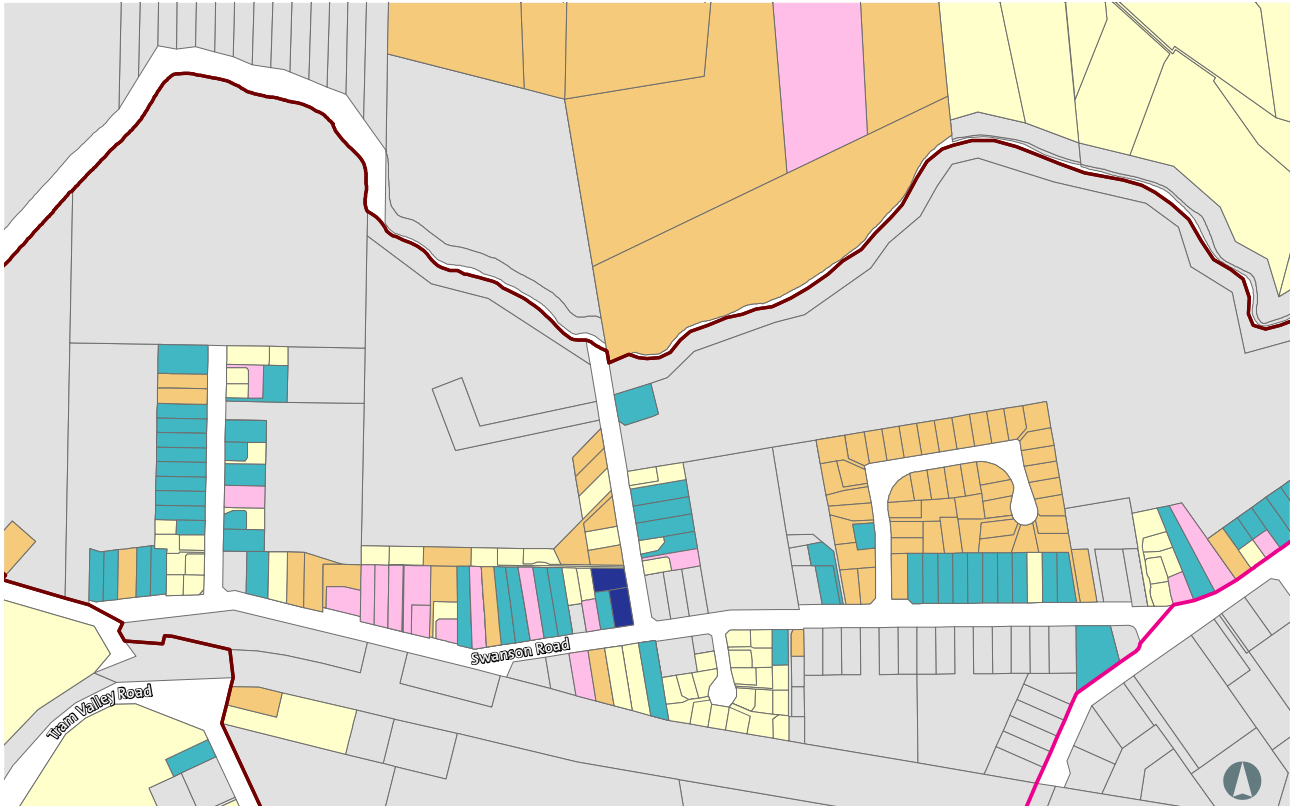
Pastoral farming has been a predominant land use in this area, though the farms were never large. Over time, the scale of holdings has reduced and is now quite fragmented. Nonetheless Swanson's agricultural history is still evident in the landscape, which includes pastoral landholdings both to the north and south of Swanson's centre.

In Swanson village small subdivisions of sections have occurred incrementally, as evidenced by the varied lot sizes, building styles and construction materials. The study area includes some early settler's cottages and homesteads, as well as a handful of villas, bungalows and eclectic mid-twentieth century dwellings and commercial buildings.

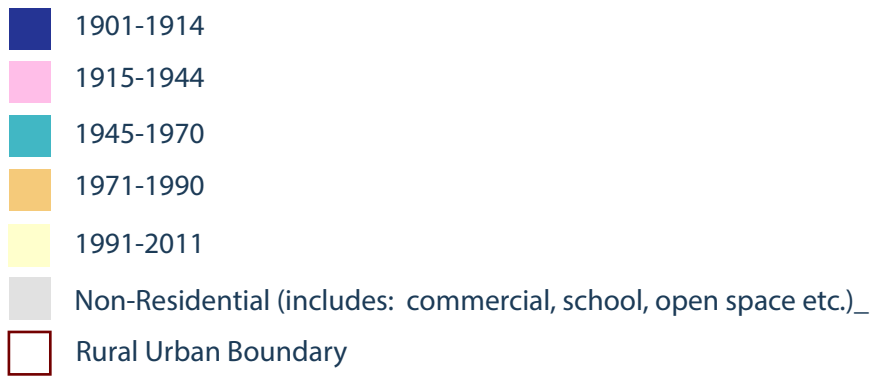
Some of the early streets within Swanson village, such as Church Street and Knox Road, have a similar character to rural roads, with a grassy verge, no kerb, a natural ditch channel and vehicle crossings over culverts. Front boundary treatments are typically low fences or hedges.

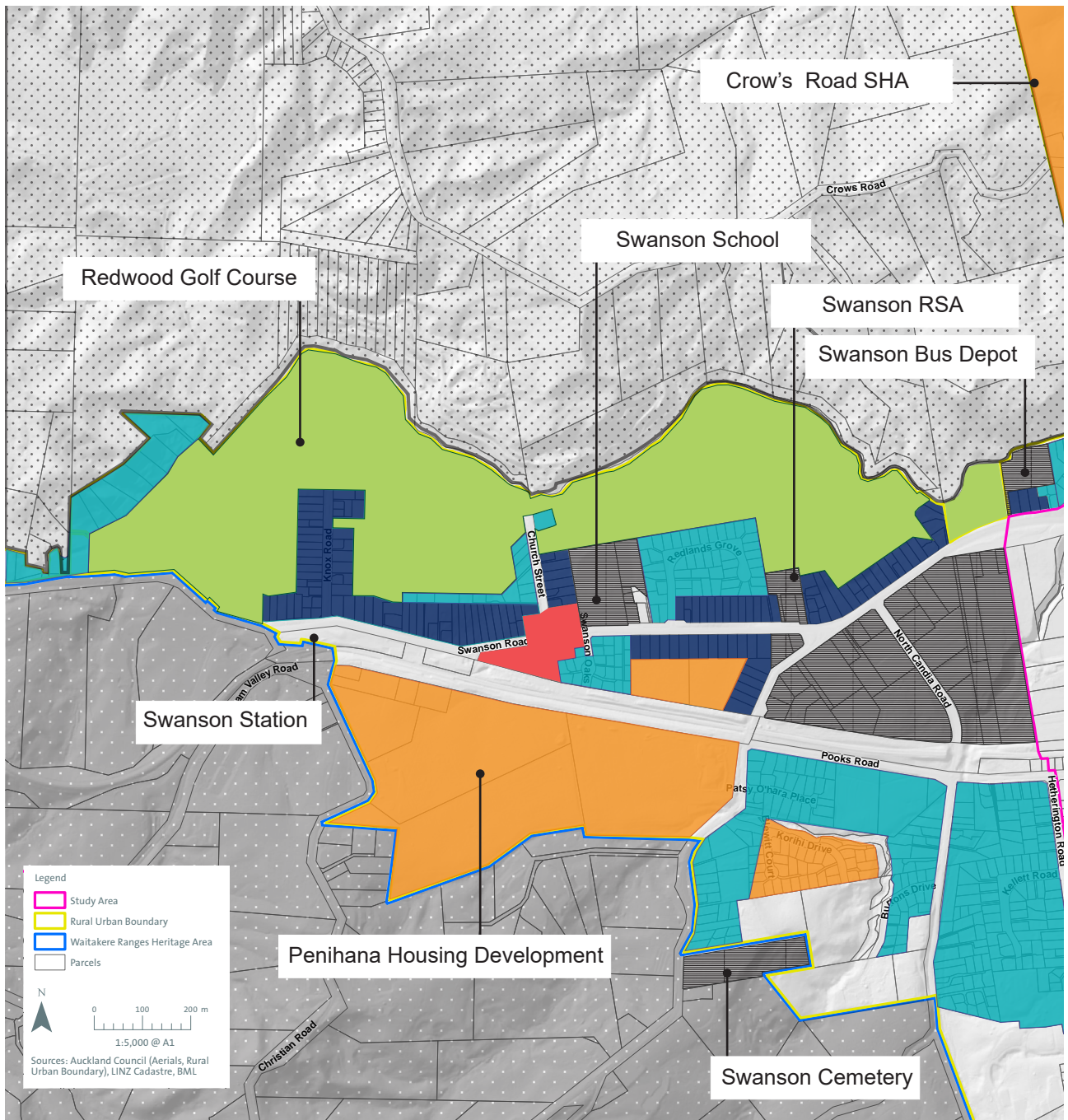
Incremental development both within the village and the outlying area has continued throughout the latter half of the twentieth century and into this century. The more recent developments on the eastern side of Swanson exhibit a more suburban street pattern with formed footpaths, kerb and channelling.



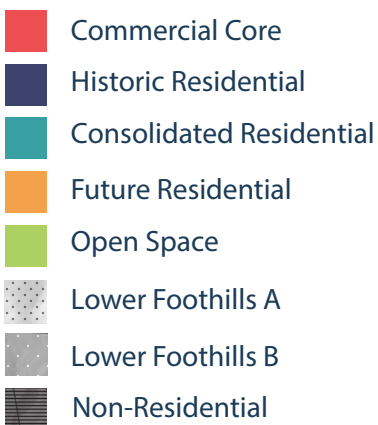


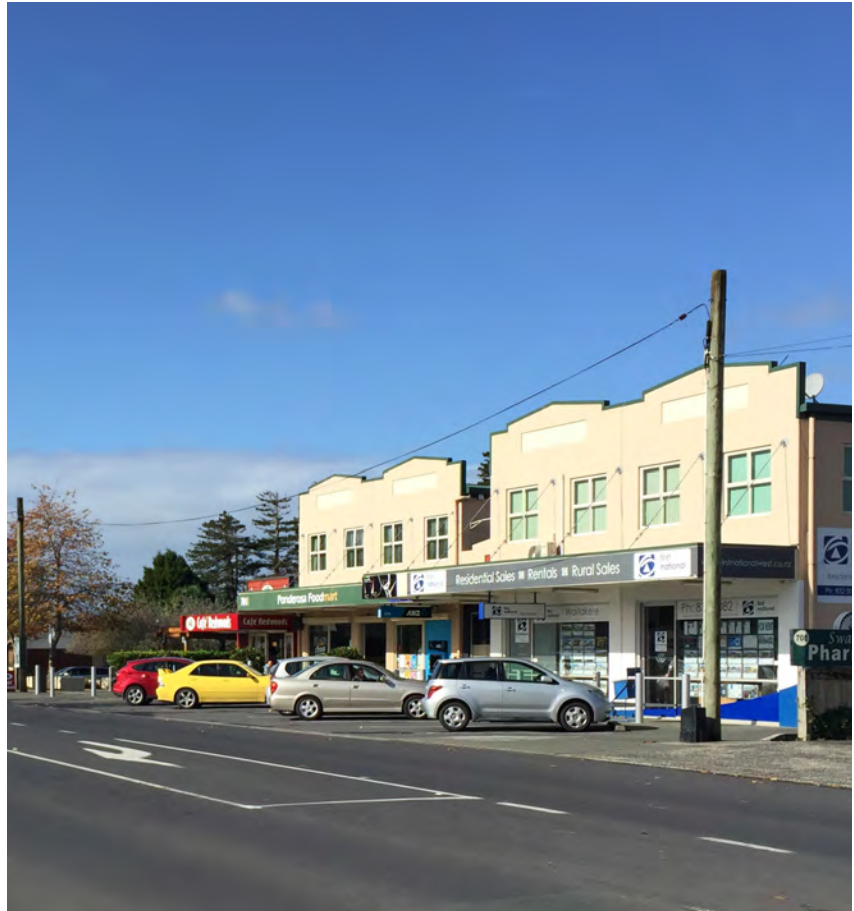
**Figure 1: Historic Residential Development Stages**





**Figure 2: Existing Areas Map**





## Commercial Core

The commercial core is delineated by the Business zoned land within the village, to the east of the rail station. The area includes the earliest commercial and religious buildings developed in Swanson.

Swanson village does not have a typical main street like that of many villages. It has a collection of retail and local services. There are some traditional shops, but many of the businesses have located within former residences. Lot sizes are varied. Buildings tend to be modest in scale, predominantly single storey with limited two storey such as the Ponderosa shops, redeveloped in 2004. Buildings are varied in form, style, construction materials and overall appearance.

The commercial core is zoned Local Centre in the AUP, which allows buildings up to 16m plus roof (4 storeys). This will be a significant departure from the existing 1-2 storey built form and will need to be sensitively managed. Guidance is provided in Section 3.

Character is derived from the street tree planting, the slowing of traffic through this area, the northerly aspect much of the commercial area enjoys and the backdrop of the hills on both sides of Swanson Road. It is enhanced by the smattering of scheduled buildings and other buildings of historic interest in the village.





## ■ Historic Residential

The historic residential area represents the early subdivisions and development within Swanson village, including the residential part of Swanson Road, Knox Road and Church Street. This area also includes the Yozin orchard land, which is zoned for residential and is of significance both for the historic buildings (scheduled within the Unitary Plan) and for the shelter belt which is viewed by many locals as being the entry to Swanson village.

Early lots have been further subdivided, as evidenced by the varied lot sizes, building styles and construction materials. Lots range from 500m<sup>2</sup> to 1,500m<sup>2</sup>. The historic residential area retains a variety of detached dwelling types and houses from a range of periods, from late 19th century through to current development. Dwellings tend to be modest in scale, predominantly single storey with only a few two storey dwellings. Architectural styles include early cottages, villas, bungalows, Moderne, and more recent infill, especially of the deeper lots fronting Swanson Road. One of the key unifying features is the mature vegetation within the private gardens.

The area is characterised by its relationship to Swanson Road and supported by the Redwood Park Golf Club, which provides a large area of open space to the north of all the early residential development, and Swanson Station Park located adjacent to the railway station and opposite Knox Road.

Although different in size and style, buildings within the historic residential area are generally consistent in their location within the site and include a small to moderate setback. Some of the earliest dwellings are scheduled. Because this area comprises most of the older buildings within the centre of Swanson, it is the most sensitive to change.

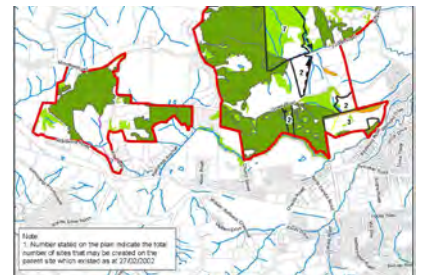
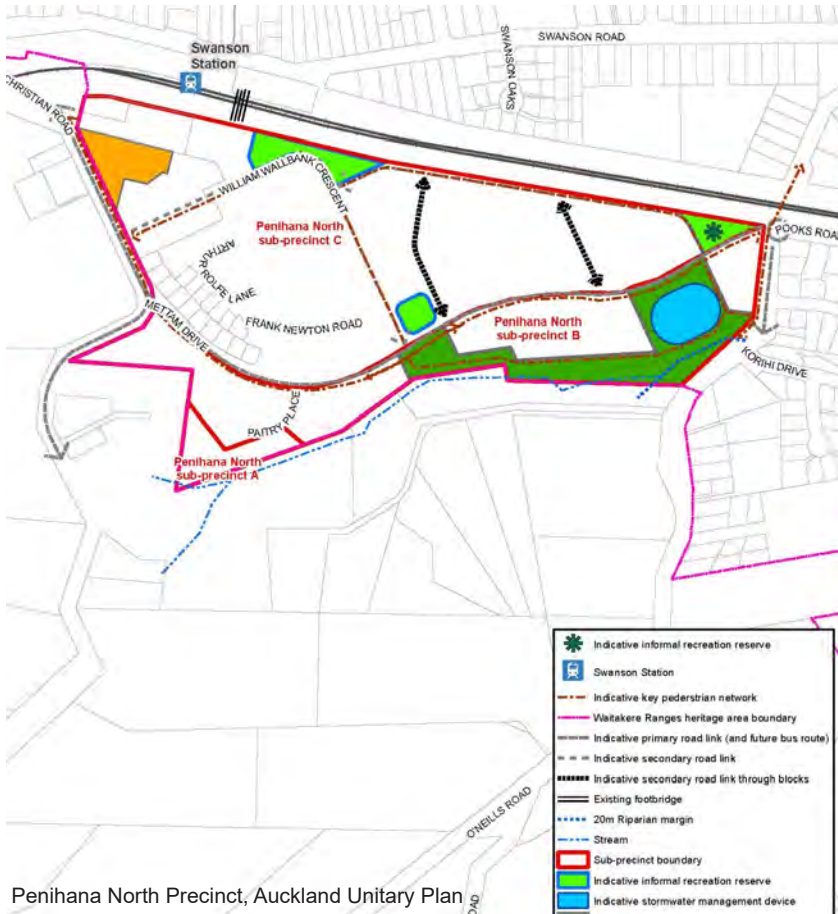


## Consolidated Residential

The area identified as consolidated residential comprises the more recent developments built between 1960 and the present time, located within the Swanson village core around Church Street and on the eastern edge of the village in Swanson Oaks, Patsy O'Hara Place, Burtons Drive and Bradnor Meadows Drive. The area contains a varied collection of detached residential dwellings of one to two storeys, on lots averaging approximately 600m<sup>2</sup>.

Dwellings tend to have open, grassed front yards with low or no fences and a more suburban streetscape than the earlier rural village with a wide carriageway and formed footpath. The contemporary development of the Swanson area does not appear to reflect any particularly notable heritage themes at this point in time, other than illustrating the further expansion and development, therefore the guidelines do not specifically address the consolidated residential area.





## Future Residential

Future residential areas are those that have been identified for growth via planning tools or the Special Housing Areas (SHA). These comprise the Penihana development on the southern side of the railway line and a large block of land to the north of Swanson village accessed from Crows Road. The Penihana development is subject to the provisions of the Penihana North Precinct in the AUP. The Penihana North Precinct provides a framework for the subdivision and development of Penihana with strong linkages to the existing centre of Swanson and anticipates built form of no more than 8m (two storeys). The Crows Road SHA is zoned Future Urban in the AUP.

Much of the rest of the land to the north of Redwood Golf Course, with the exception of the Crows Road SHA, is included within the Swanson North Precinct in the AUP. The purpose of the Swanson North Precinct is to provide for a pattern of low density subdivision and development that preserves the rural character of the area and provides for the protection and enhancement of vegetation.

The land within these areas has traditionally formed part of the rural backdrop for the village. The nature and scale of transformation within these areas will have the greatest impact on Swanson village and therefore need to reflect Swanson's heritage and character through references to places and names of significance and drawing in elements from the village and surrounding area that nurture sense of place.

This section relates to both the historic residential and consolidated residential areas in Swanson.



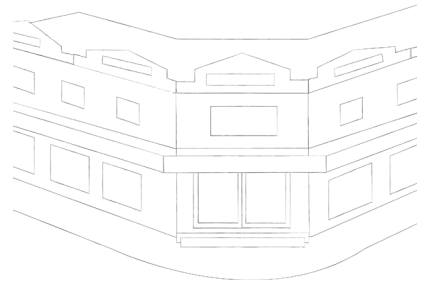
## Public Realm

The public realm includes all parks, reserves, plazas spaces and roads that can be accessed by the public. The public realm all contributes to the movement, connectivity, amenity and identity of Swanson for the local community and visitors. The physical and historical context of Swanson amplify the quality of experience and connection to place. Seeing the Waitakere foothills, revealing the historic heritage of Swanson and creating gateway thresholds creates a uniquely Swanson experience and memory.

As a rural settlement located at the base of foothills to the Waitakere Ranges, Swanson has benefited from a wealth of public and private open space. The incremental development retained large tracts of pastoral land for many decades. It is the scale of recent residential expansion that is changing the landscape of Swanson.

As Swanson continues to develop and grow, the provision of a high quality public realm with strong connections to place will become increasingly important. Swanson Station Park, a recent addition to the public realm, demonstrates the positive effect that a well thought out park can have on the community. There are further opportunities to create an engaging public realm that increases the amenity, identity and physical connectiveness of Swanson. Guidance is included in Section 5.

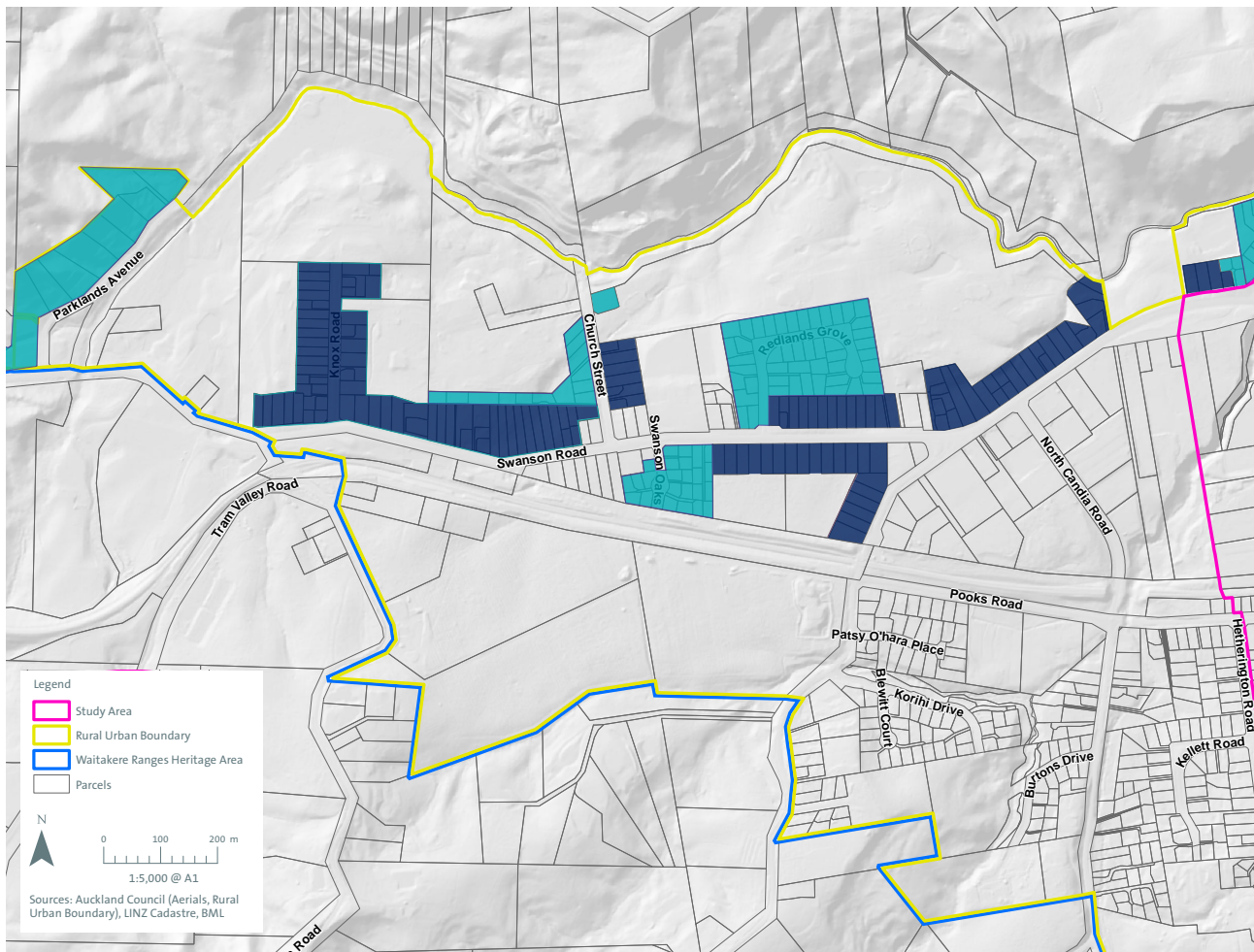




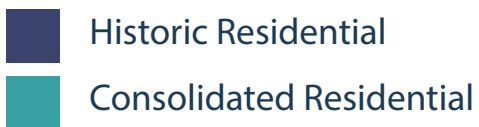
## Section 2: Existing Residential Areas Guidelines

Within the existing residential areas, new development is likely to be additions/alterations to existing dwellings or new build on existing lots and infill. The ADM provides guidance on how best to place new dwellings within an existing environment: <http://www.aucklanddesignmanual.co.nz/project-type/buildings-and-sites/housing/detached>. The following guidelines are intended to supplement, rather than replicate that guidance.

All development should commence with a detailed analysis of the site and the surrounding context. More detail on this is provided within the ADM: <http://www.aucklanddesignmanual.co.nz/project-type/buildings-and-sites/housing/detached#/project-type/buildings-and-sites/housing/detached/guidance/site-design/work-with-the%20site>



**Figure 3: Residential Areas**



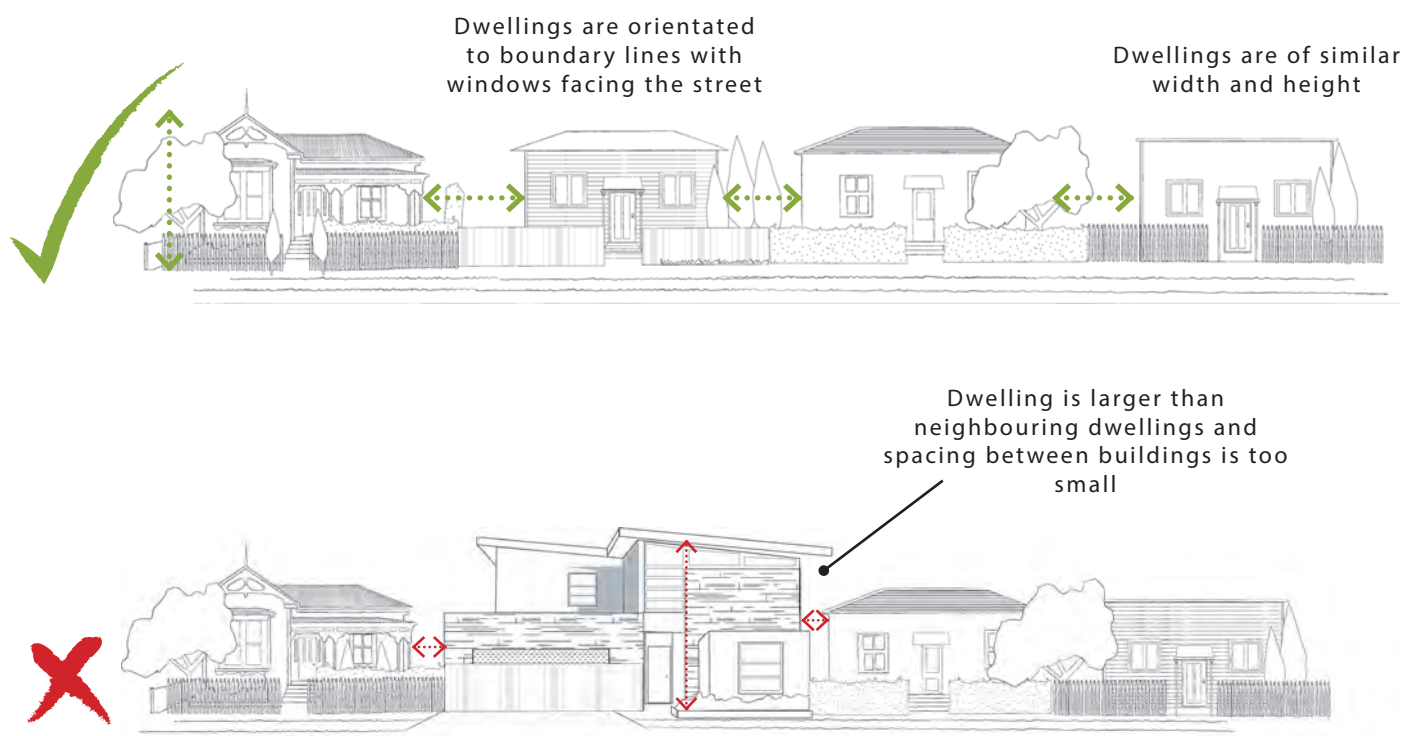
# Site and Context Analysis

## Siting and location

Good site planning recognises a concern for occupation, considering how a place is used by its occupants as well as its relationship to neighbouring houses, the character of street and the wider urban area. Placement of building forms in relation to other buildings creates open spaces and establishes conditions of sunlight, daylight and privacy as well as a relationship to neighbourhood character.

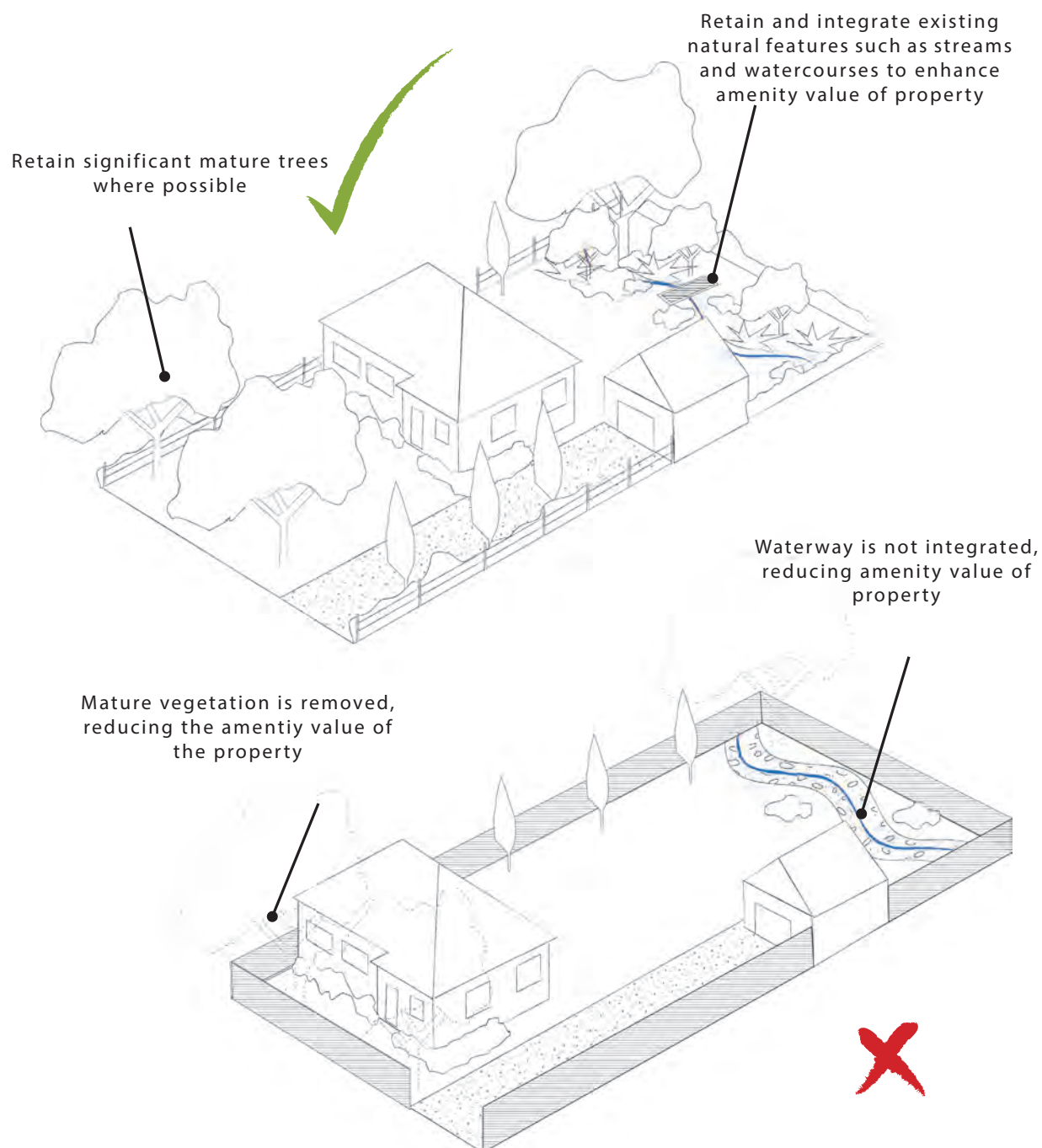
The siting and location of new buildings should maintain and enhance the early pattern of development evident in Swanson wherever possible. Although some historic residential buildings are located at the footpath edge, the majority of the development includes a small to moderate front setback from the street, with buildings facing the street and a front garden that visually softens the streetscape. New buildings should be planned to sensitively resolve car parking requirements so that they do not have a negative impact on the streetscape.

1. New development within the established residential areas should relate to established patterns and precedents to ensure it complements the neighbourhood character (e.g. small to moderate building setback, building height and width, spacing between buildings). It may not be possible to replicate the exact form or placement of buildings with the established character along the street. In these instances, the design should find methods to soften the change



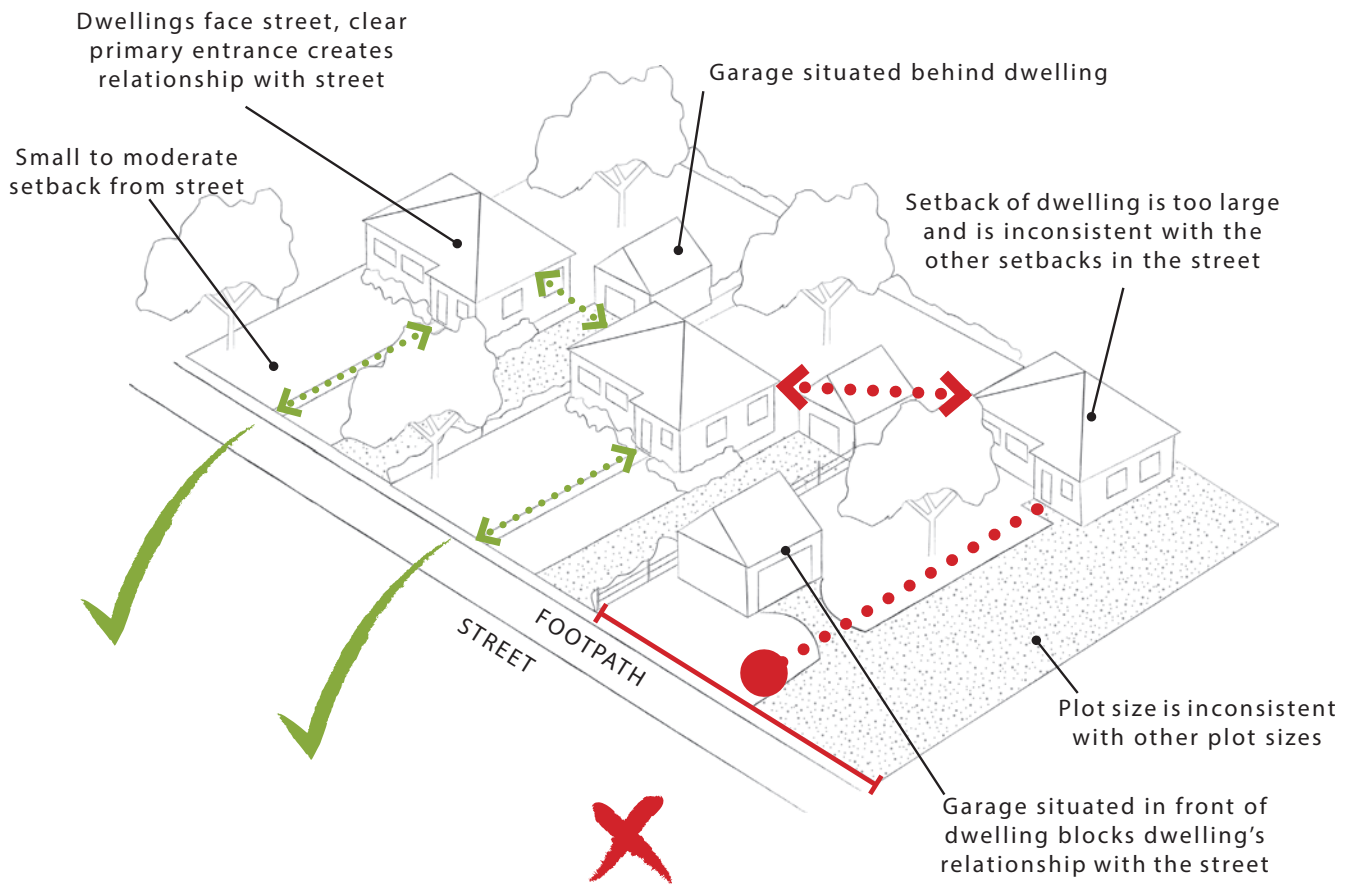


## Existing Vegetation and Natural Features



2. Where possible retain significant mature trees, stands of vegetation (e.g. the shelter belts) and other historic features such as fences, gates and rural structures as these help to integrate the new development into its context.
3. Include existing natural features, such as streams and watercourses and views into the overall lot design and layout and ensure these are retained and integrated to enhance the amenity value of the property.

## Original Lot Sizes and Setbacks



4. Buildings should be orientated to match historic building orientation i.e. parallel to the boundary lot lines with windows overlooking the street.



## External Amenity

The relationship of a dwelling to the street and the wider neighbourhood is determined by its design. Consideration of the location, orientation and types of openings will enable new development to function well and sit comfortably with its neighbours. The front façade provides a valuable opportunity to have “eyes on the street”, and therefore dwellings should have at least one window from a habitable room (living, dining or bedroom) facing the street to encourage passive surveillance.

Public, semi-public and private spaces should be clearly defined by arrangement of buildings, screening or landscaping.



Dwelling has a **clearly defined** primary entrance



Dwelling has a **clearly defined** primary entrance

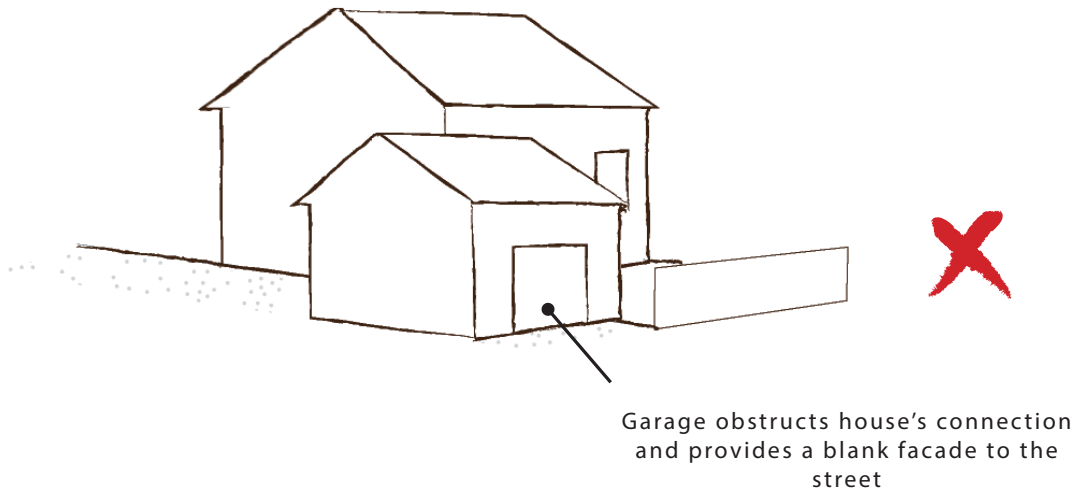
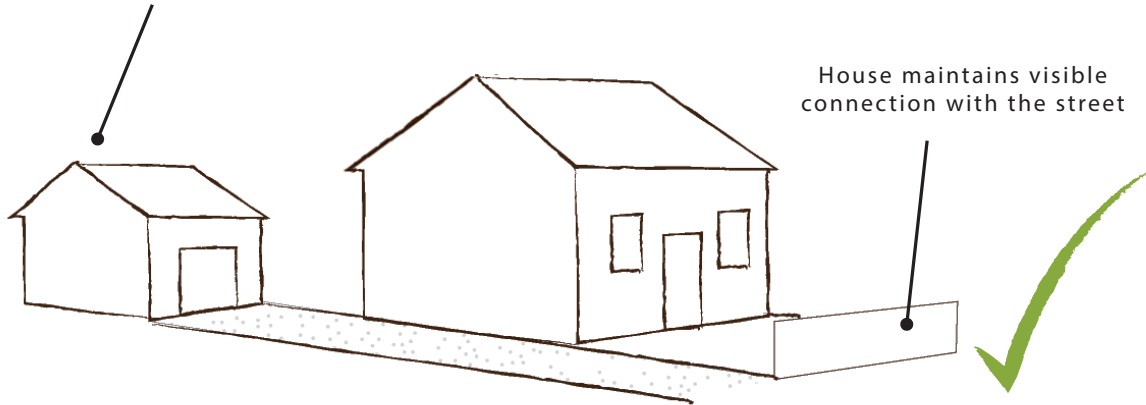


Dwelling has a **clearly defined** primary entrance



Dwelling **does not** have a clearly defined primary entrance

Garage located to the rear of the house



5. Buildings should include a clearly defined primary entrance that is visible from the street and includes direct pedestrian access between the street and front door.
6. The design of driveways and garages should be considered to minimise their impact on the streetscape and front yard, in particular garages should not provide a blank or near-blank façade to the street.
7. Garages should be located to the rear of the house, or to the side of the house recessed behind the front façade, to ensure that the house maintains a visible connection with the street.
8. New development adjacent to scheduled historic heritage places should consider the siting, scale, form, materials and proportions of the scheduled historic heritage place and ensure the new building does not overly dominate that building.



## Public-Private Interface

The character of Swanson is in part derived from informal private gardens with a range of native and exotic vegetation and planting. This planting softens the edge of the public realm, which has limited street tree planting. The public-private interface, where front gardens enliven the street is also a key characteristic of Swanson's village core.

The space between the front façade of the building and the street should be visually part of the streetscape. However, garages or large paved areas in the front setback and tall fences are growing trends and are now occupying many front setbacks, breaking the openness between the house and the street.



9. The open character of front gardens and existing mature vegetation should be retained to preserve the garden character of the street.
10. To create a clear demarcation between public and private space, lots should have low fences, low blade boundary walls or planting of no greater than 1.2m in height forward of the front of the dwelling. This maintains privacy for inhabitants while reinforcing a strong public-private interface. Appropriate and attractive front boundary treatments include: no fencing with open lawns or planting; hedges; timber picket fences; post and rail fences and post and wire fences in rural town edges.
11. New planting is encouraged within private gardens and along the street frontage. This should reflect the informal planting of gardens in Swanson village.

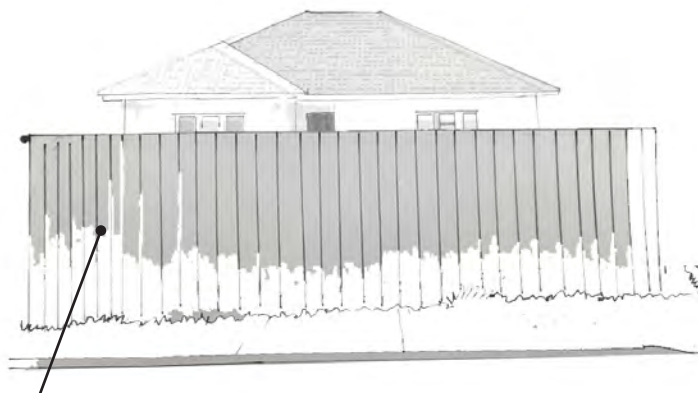
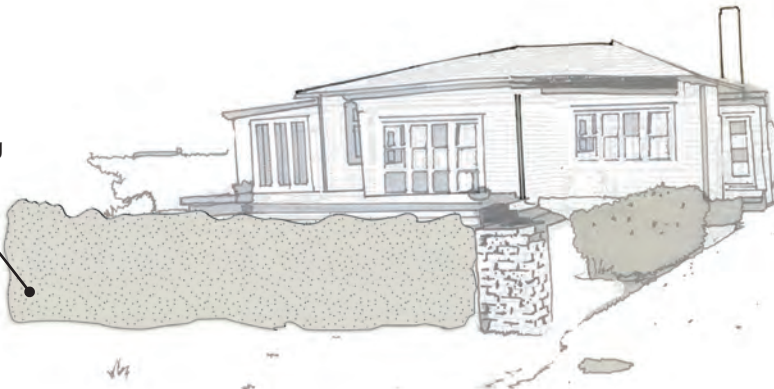
Low simple fencing



No boundary treatment



Low hedging



High impermeable fencing creates a poor public-private interface





## Design and Appearance

Buildings within Swanson's village core are consistently of an intimate to small scale, of a simple form and either single or two storied. New buildings that are visually prominent and overpower their neighbours will detract from, rather than enhance, the character of the area. The goal is to achieve attractive streetscapes, characterised by a sequence of buildings, which are complementary in scale and form to the existing buildings.

New buildings should be well-designed contemporary buildings, having a simple, well-proportioned form, and relating to the historic architectural forms evident in the early dwellings of Swanson. The roof in particular represents an important element in the overall form of historic building, with older buildings presenting gables to the street.

12. Building design and typologies should be varied and contemporary in nature, reflecting the diverse built heritage of Swanson.

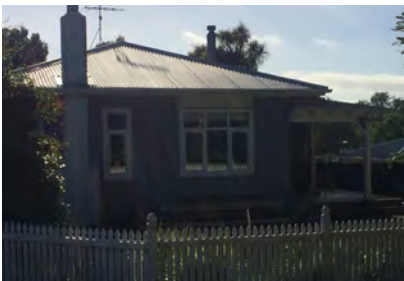


13. New buildings should not replicate or copy existing dwellings. Instead they should be well-designed contemporary responses, informed by local built examples and context. Forms should be simple, well-proportioned and provide visual interest. They should reflect the distinctive local character through variation and articulation of their form and mass.



14. Buildings should be of a similar scale to surrounding residential buildings – i.e. single to two-storeyed. If larger buildings are desired, these should be broken down into a collection of smaller elements or clusters of building forms to reflect the scale of the surrounding context. This can be done in a variety of ways, including repeating design elements such as gables, steps in building plan, different roof shapes or breaking up the building mass through different cladding treatments

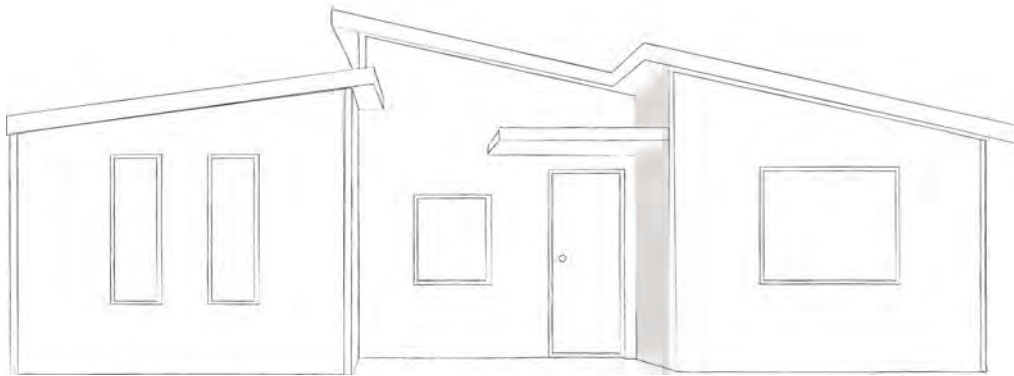




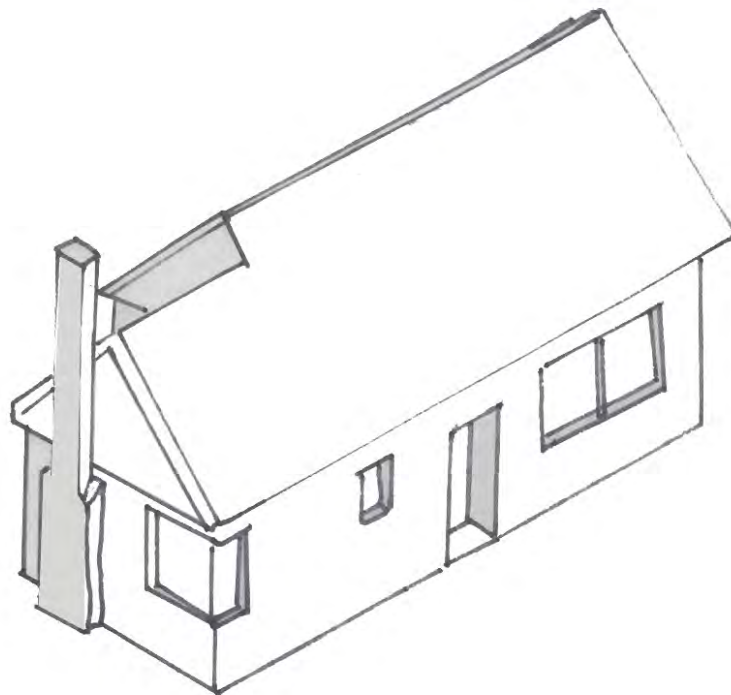




15. Combinations of form, colour, texture and materials can be used to achieve variety and interest and foster a sense of place. Refer to section 5 for more information on appropriate colours and materials.
16. Development on key corner sites (those located at key junctions) should include greater attention to detail and massing to reinforce these important sites and should address both frontages.
17. Consideration should be given to having at least part of the roof of a new dwelling pitched. Roof forms should be designed to emphasize the vertical dimensions with either gable ends or mono-pitched forms that face the street.



Mono-pitched roof form



Roof form with gable ends

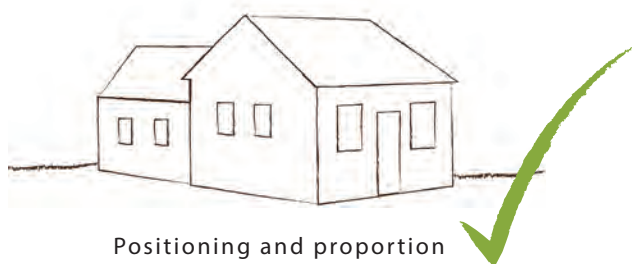
## Additions and Alterations to Historic Buildings (other than scheduled buildings)

Built form within Swanson has occurred over several decades. There is no one distinctive period of development. The historic residential area includes some early settler's cottages and homesteads, as well as a handful of villas, bungalows and eclectic mid-twentieth century dwellings.

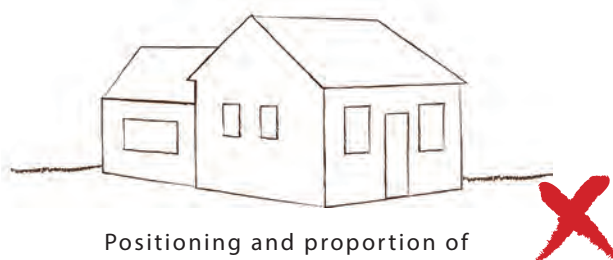
The retention of the remaining older buildings and scheduled historic heritage places within Swanson's village core supports the character of the place. Where a site includes an older dwelling, it should be retained or enhanced wherever possible. Adaptive re-use of these buildings is encouraged.

Alterations or additions should be designed in keeping with the original style of the building and avoid intrusive impacts on its surrounding neighbours and the streetscape. The key to alterations and additions being successful and fitting in with the character of the dwelling comes from understanding the form of the building and the architectural detailing. Increasing the size of the dwelling can be achieved by applying an additive approach to the composition of the building.

These guidelines apply to those sites and buildings that are not scheduled historic heritage places. Sites which contain historic heritage places listed by Heritage New Zealand or scheduled as historic heritage places in the AUP should be conserved in accordance with the NZ ICOMOS Charter and the relevant rules in the AUP.

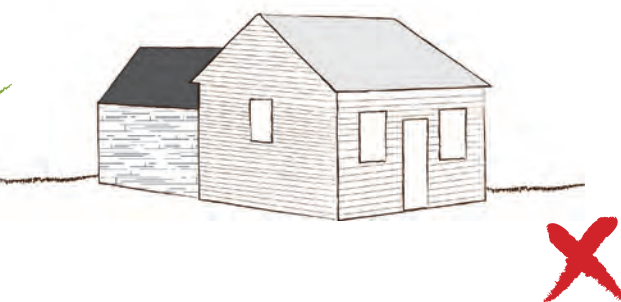


Positioning and proportion of windows relate to the windows in the existing building



Positioning and proportion of windows are inconsistent with the windows in the existing building

18. The positioning and proportion of windows should relate to the windows in the existing building and be consistent with the building style and materials.



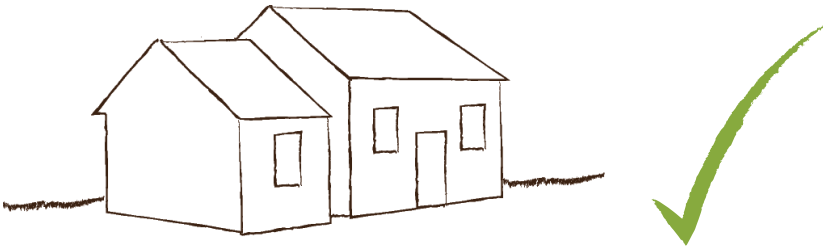
19. Materials and finishes (including cladding) should complement the existing house



## Single-storey additions



Suitable extension: well differentiated as a minor volume attached to the house, situated to the rear.



Suitable extension: well differentiated as a minor volume, retains overall integrity of the original building



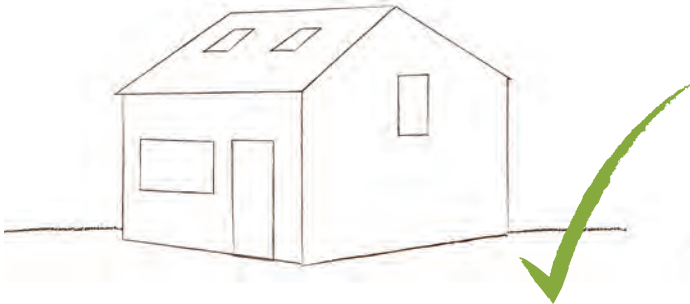
Unsuitable contemporary extension: skillion or flat roof extension is inconsistent with roof of existing building

20. For single-storey additions, wherever possible these additions should be located to the rear of the building, in order to retain the original street frontage and relationship of the dwelling with the street.

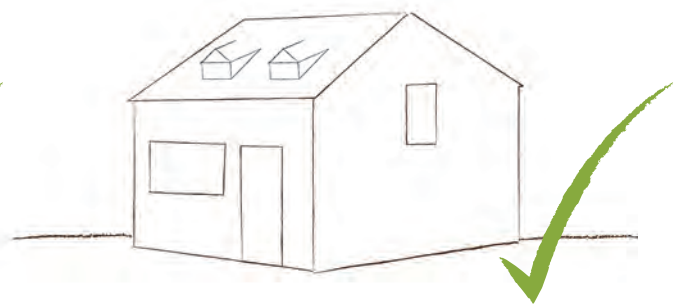
21. Single-storey additions should be subservient to the original building to retain overall integrity. The form, scale and composition of the addition should be designed to be in keeping with the existing house.



Roof additions should be located to the rear of the dwelling where possible



Skylights are located in the plane of the roof



Dormers used to provide additional natural light



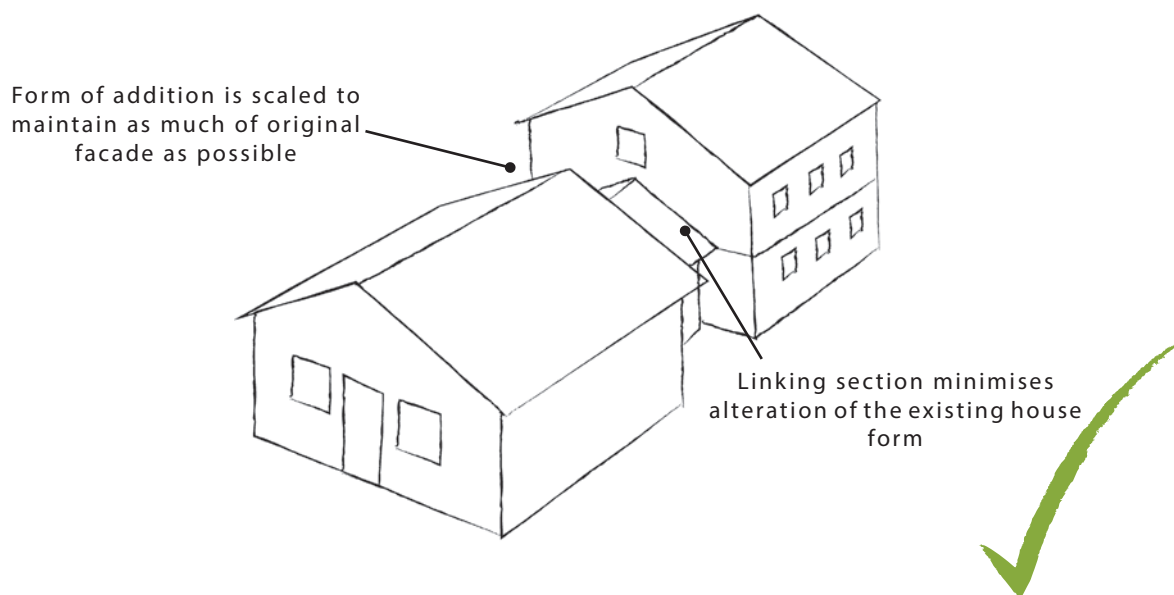
Dormer windows scaled appropriately to compliment the form of the whole building

22. Attic conversions can be an efficient means to create more space where the site limits external additions. Consider developing into the roof space where the roof pitch is sufficient to give adequate height. Roof additions should be located to the rear of the dwelling where possible. Skylights should be in the plane of the roof or eyebrow dormer windows used to provide additional natural light. These must be considered as elements within the form of the building as a whole and should be scaled appropriately.

## Two-storey additions



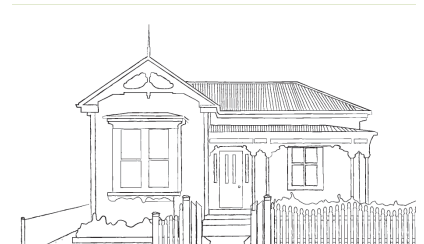
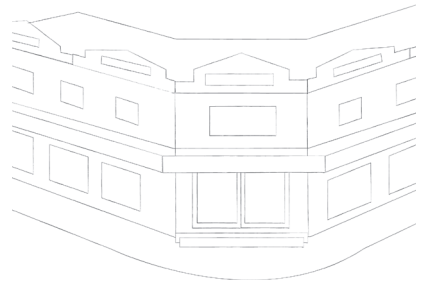
23. Two-storey additions should also be located to the rear of the dwelling where possible and should be no greater in size than the footprint of the original house.



24. The addition should incorporate a linking section to minimise alteration of the existing house form and show a clear demarcation between old and new.

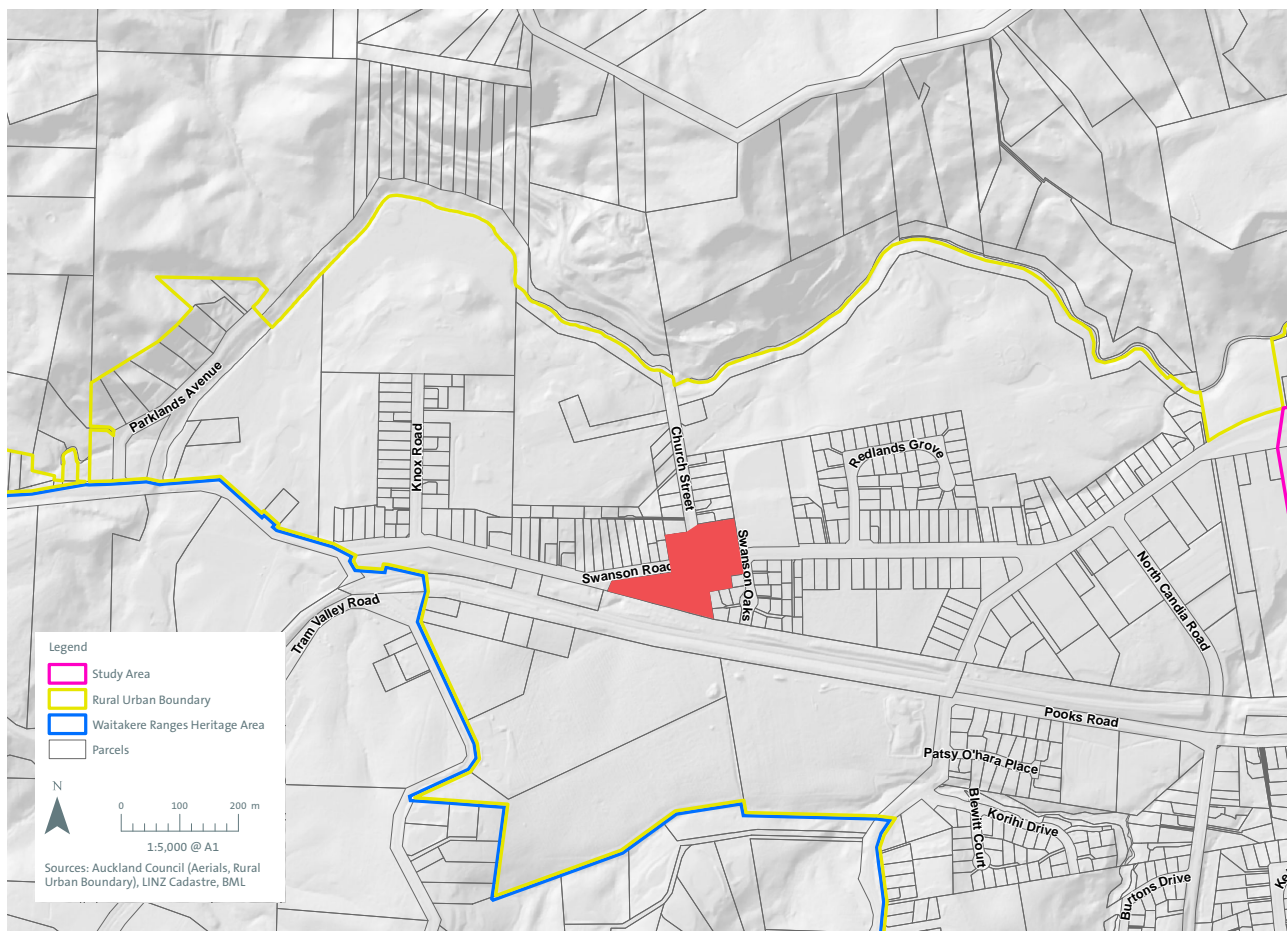
25. The form of the addition should be scaled to maintain as much of the original façade as possible.





## Section 3: Commercial Areas Guidelines

The commercial area within Swanson has grown incrementally. As discussed elsewhere it comprises a varied collection of buildings that were either purpose built for retail/commercial use or are residential buildings that have been adapted for accommodating services. In such instances the building still reflects the residential style and could be converted back to residential use in the future. Within the commercial core existing buildings are modest in scale, reflecting the form of the wider village

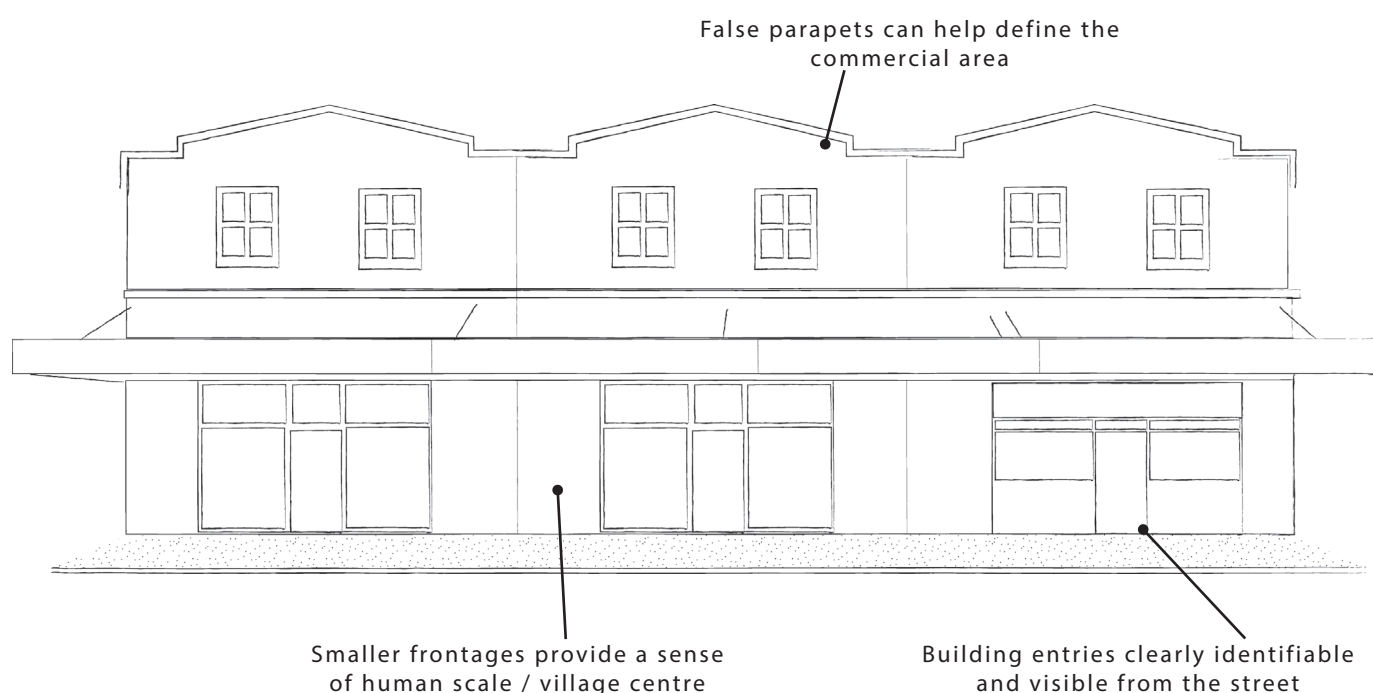


**Figure 4: Commercial Area**

Commercial Core

## Building Facades, Shopfronts and Architectural Form

The built form could significantly change under the AUP Local Centre zone, which applies to the whole of the area identified as the commercial core. The purpose of the zone is to provide for the local convenience needs of the surrounding residential area. The provisions typically enable buildings up to four storeys high to provide for residential use at upper floors. Development is intended to positively contribute to sense of place and be of a scale and form that manages effects on the environment. The scale and form needs to be managed to appropriately relate to the existing context.



Given the nature of the built form in the commercial area and the overlap with residential building types, the guidelines for new development, additions or alterations outlined in Section 2 above are also relevant here. The guidelines below address those elements that are unique to the commercial area.

26. Building frontages should include vertical lines and forms to visually break the building mass into smaller frontages and provide a sense of human scale/village centre.
27. The façade composition should resemble existing buildings in terms of quantity, size, proportions and location of openings in relation to wall area; alignment and height of doors; and presence of verandas and decorative elements.
28. Where buildings are greater than 2 storeys in height, the upper levels should be set back a minimum of 3m from the building frontage of the lower two levels. The building should retain the established horizontal and vertical modulation of commercial built form in the centre.
29. Building entries should be clearly identifiable and visible from the street and accessible to pedestrians. Entrances should be recessed from the shop window.
30. The design of shopfronts should be consistent with the existing building and architectural detailing.
31. False parapets can contribute to define the character of the commercial area as long as they are similar in dimensions and shape to existing ones.

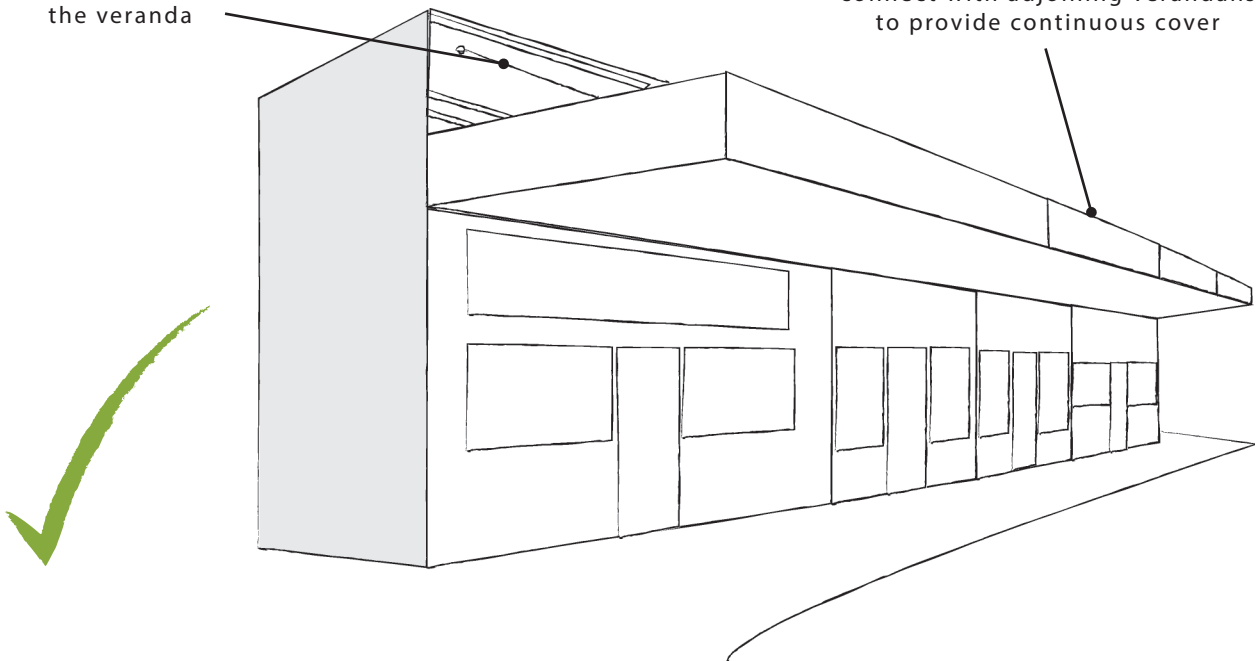


## Verandas

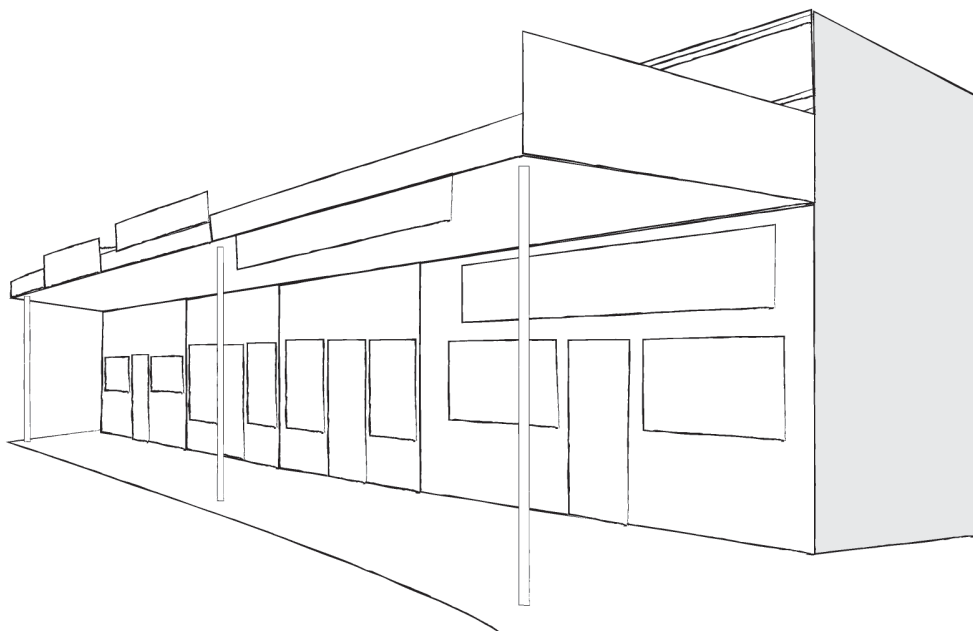
- 32. Verandas should extend along the full frontage of the building and connect with adjoining verandas to provide a continuous cover for pedestrians.
- 33. The shape of verandas should be simple, resemble typical existing verandas in Swanson and consider the shape of adjacent verandas to facilitate connection and continuity.
- 34. New verandas should be supported with cables from the front wall like existing verandas in Swanson, rather than supported by posts from the floor .
- 35. Lighting under the veranda should be in accordance with traditional scale and design.
- 36. Signage should form part of the overall composition of the building façade and contribute to the character of the building.

Cables attached to the front wall should support the veranda

Verandas should extend the full frontage of the building and connect with adjoining verandahs to provide continuous cover



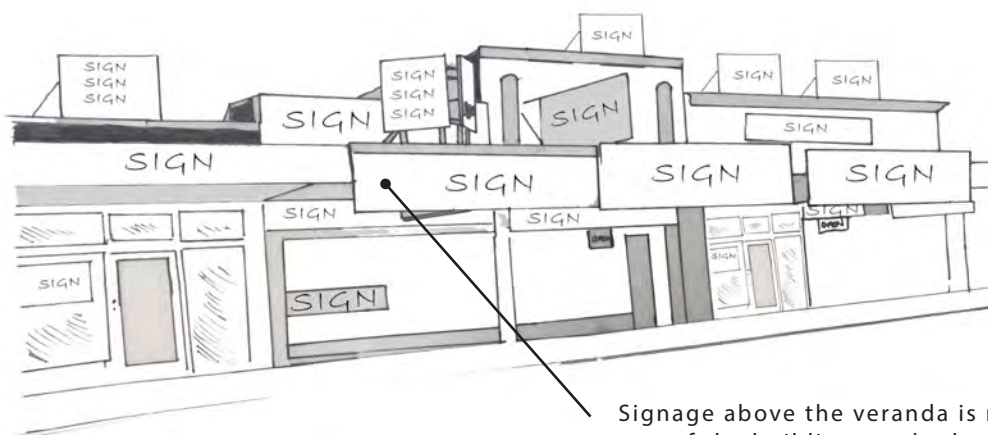
Verandas should be simply shaped to support continuity and connection



# Signage



37. If signage is located above the veranda it should be an integral part of the building: it should be contained within a parapet at the top of the façade or aligned with windows or other architectural elements of the façade.



Signage above the veranda is not an integral part of the buildings and takes away from the overall form and architectural elements, creating a cluttered street environment

38. Signs should be smaller than typical architectural elements such as window openings or wall gaps between windows. Signs should not conceal openings or architectural features.
39. Materials should be similar to those of the building. Painted wood and metal are appropriate in Swanson village. Plastic and highly reflective materials are discouraged.



Signage can be contained within the parapet or the top of the facade

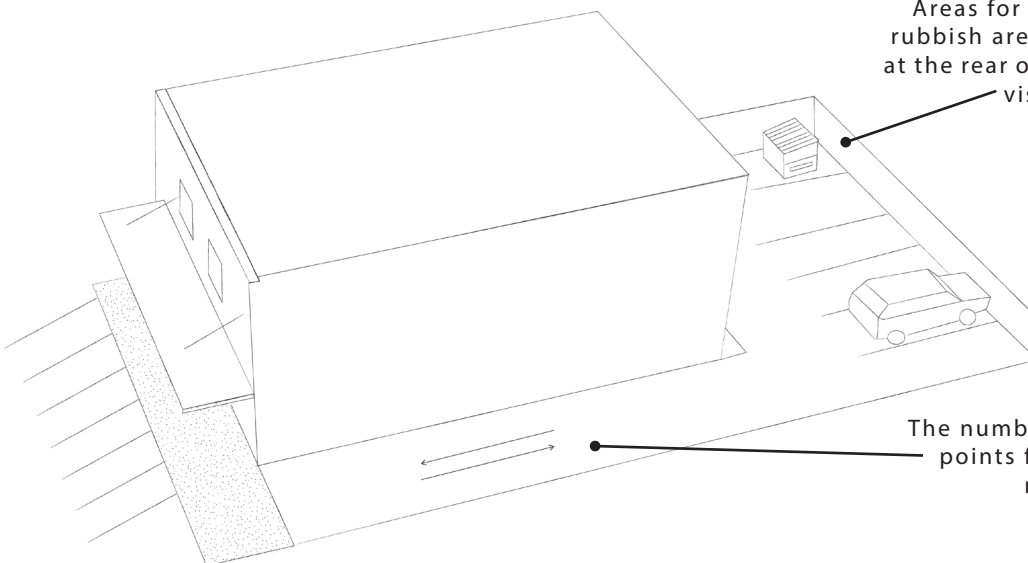
Signage forms part of the overall form of the building



- 40. Service facilities requiring access from the street should be visually integrated into the development.
- 41. Areas for goods loading and rubbish should be enclosed or located to the rear of the site. If this is not possible, they should be adequately screened from view in order to minimise visual impact.
- 42. Developments should be designed to minimise the number of vehicle access points from the street. Shared driveways and short access lanes shared between buildings terminating in parking courts are encouraged.

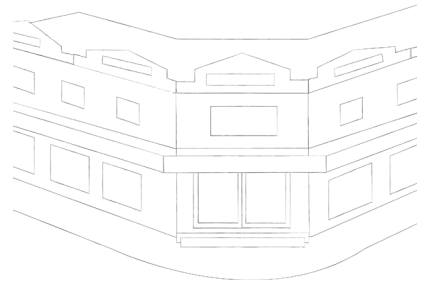
## Servicing, Access and Car Parking

Areas for goods loading and rubbish are screened or located at the rear of the site to minimise visual impact



The number of vehicle access points from the street is minimised





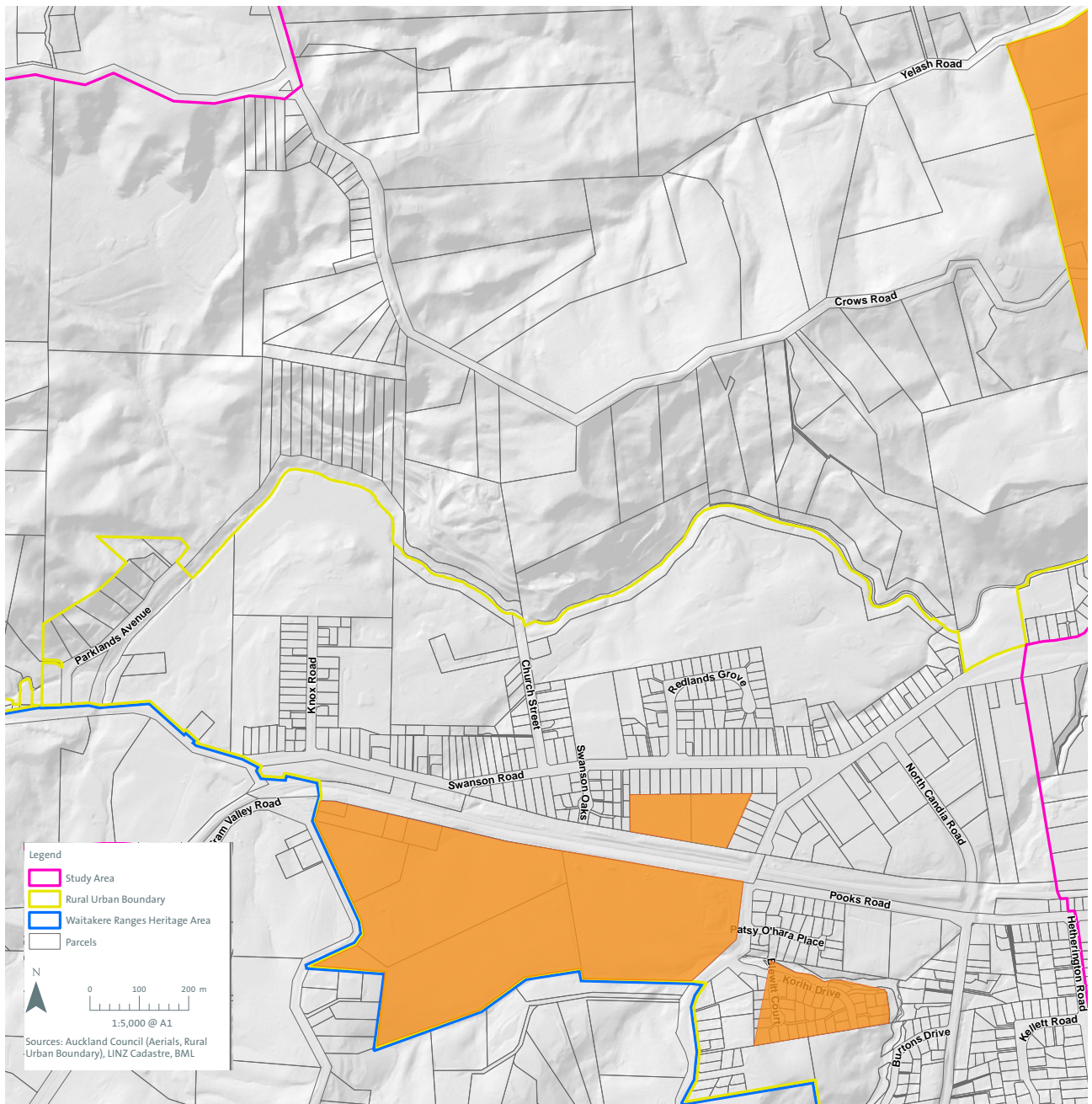
## Section 4: Future Residential Areas Guidelines

The latest major residential developments that are underway on the edge of the village core are far more significant in scale than previous incremental housing developments in Swanson. The expectation in terms of yield for these developments is much greater than the typical lot in Swanson to date and therefore needs to be carefully managed to avoid eroding the informal rural village character of Swanson. Although the average lot sizes may be smaller than some of the existing development within Swanson, particularly within Penihana North, housing will still be detached to reflect the existing built form.

Such developments need to draw from the established character of Swanson to sit comfortably in their surroundings. The ADM includes a guide for best practice in creating neighbourhoods and several useful case studies. <http://www.aucklanddesignmanual.co.nz/project-type/neighbourhoods/hub/subdivision>

Principles of good site and building design for detached houses are included within the ADM and should inform new buildings within these areas. <http://www.aucklanddesignmanual.co.nz/project-type/buildings-and-sites/housing/detached>

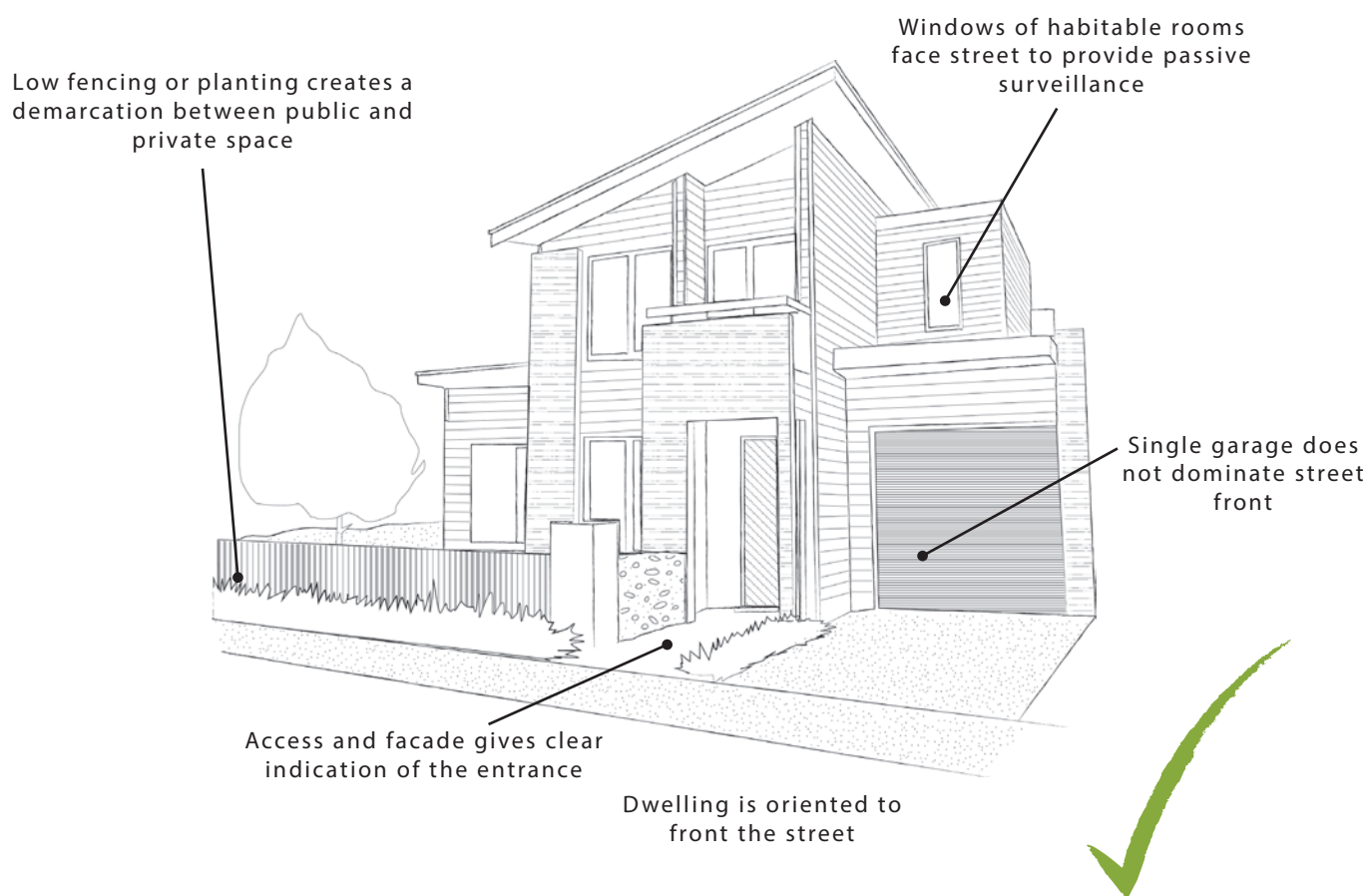
New development in Swanson should also incorporate Te Aranga Design Principles [http://www.aucklanddesignmanual.co.nz/design-thinking/maori-design/te\\_aranga\\_principles](http://www.aucklanddesignmanual.co.nz/design-thinking/maori-design/te_aranga_principles). The key objective of which is to enhance the protection, reinstatement, development and articulation of mana whenua in the cultural landscape to enable a greater connection and sense of place. New development must acknowledge Te Kawerau a Maki as mana whenua and afford the iwi the opportunity to reflect their cultural values throughout the development process and into the new cultural landscape.



**Figure 5: Future-Residential Character Areas**

Future Residential

## Public-Private Interface

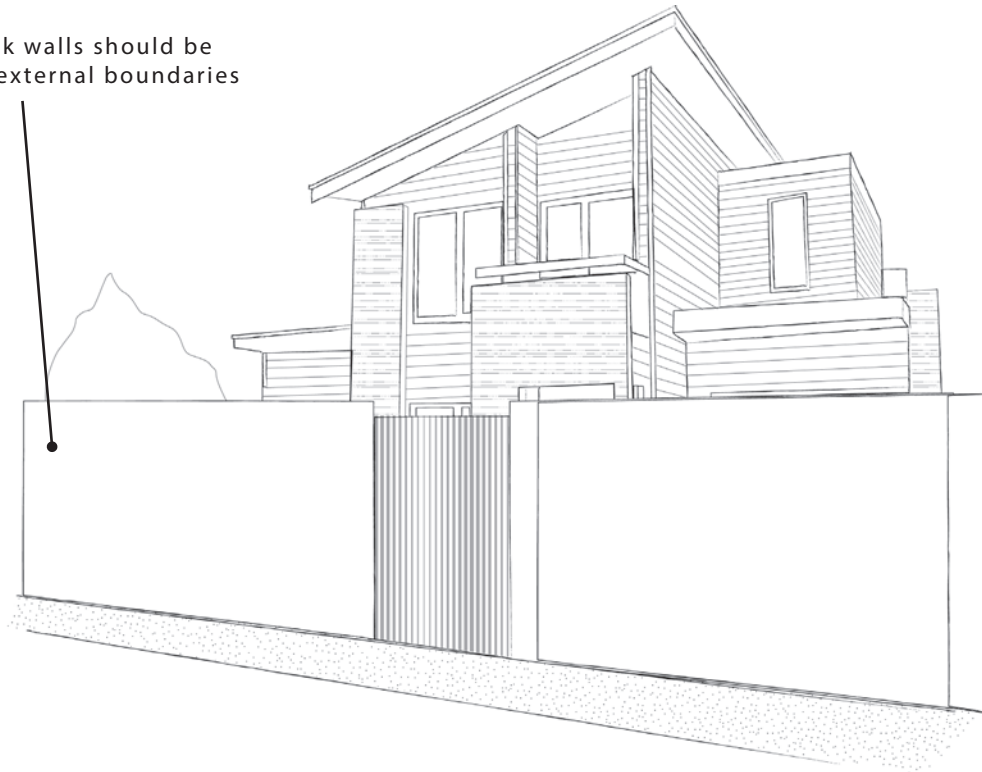


Additional guidelines for new development in future residential areas are set out on the following pages.

43. The access and façade should give a clear indication as to the location of the entrance to the building. The entrance should be provided with a sheltered threshold to the dwelling, which is well lit and highly visible as the entrance to the dwelling. The entrance should be able to provide for individuality and personalisation by the occupant.

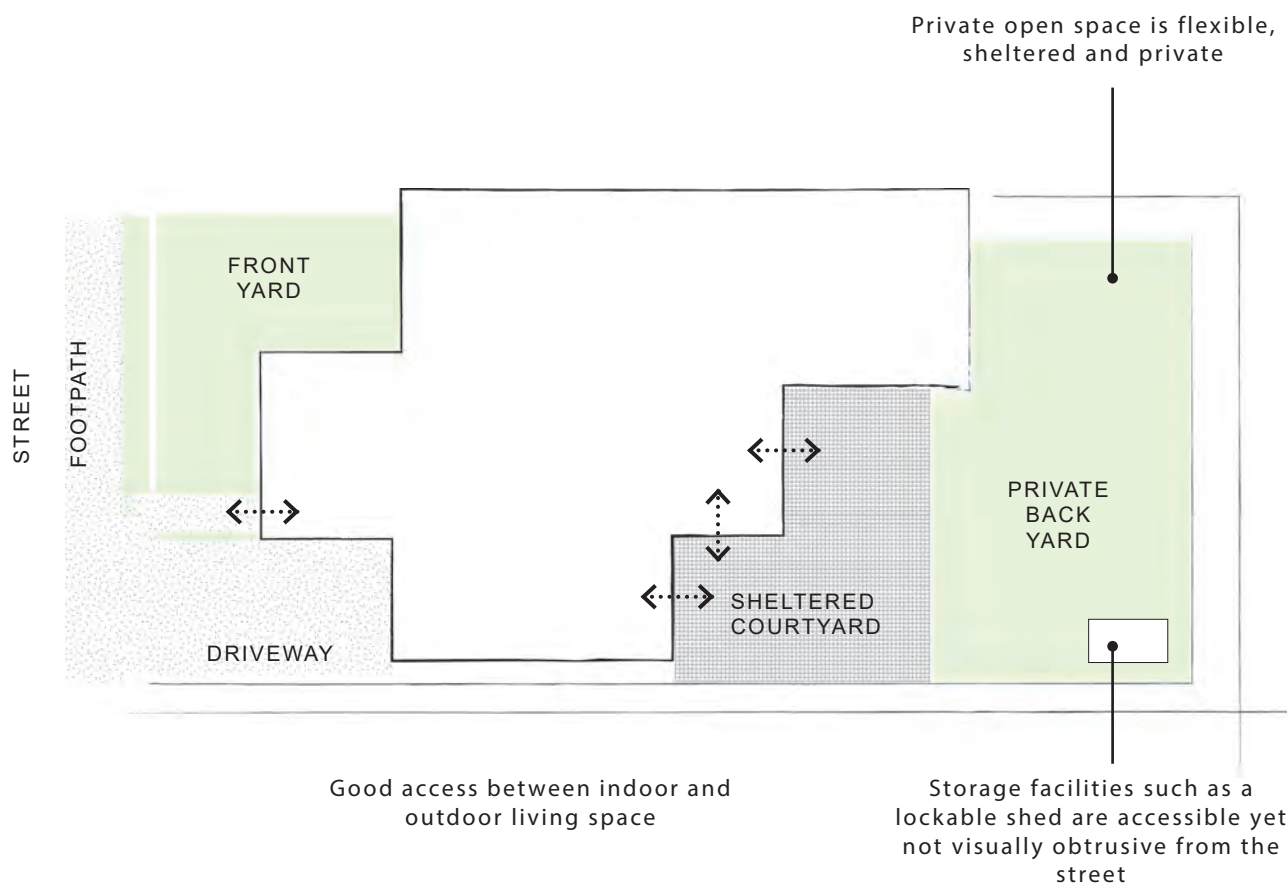


Solid blank walls should be avoided on external boundaries



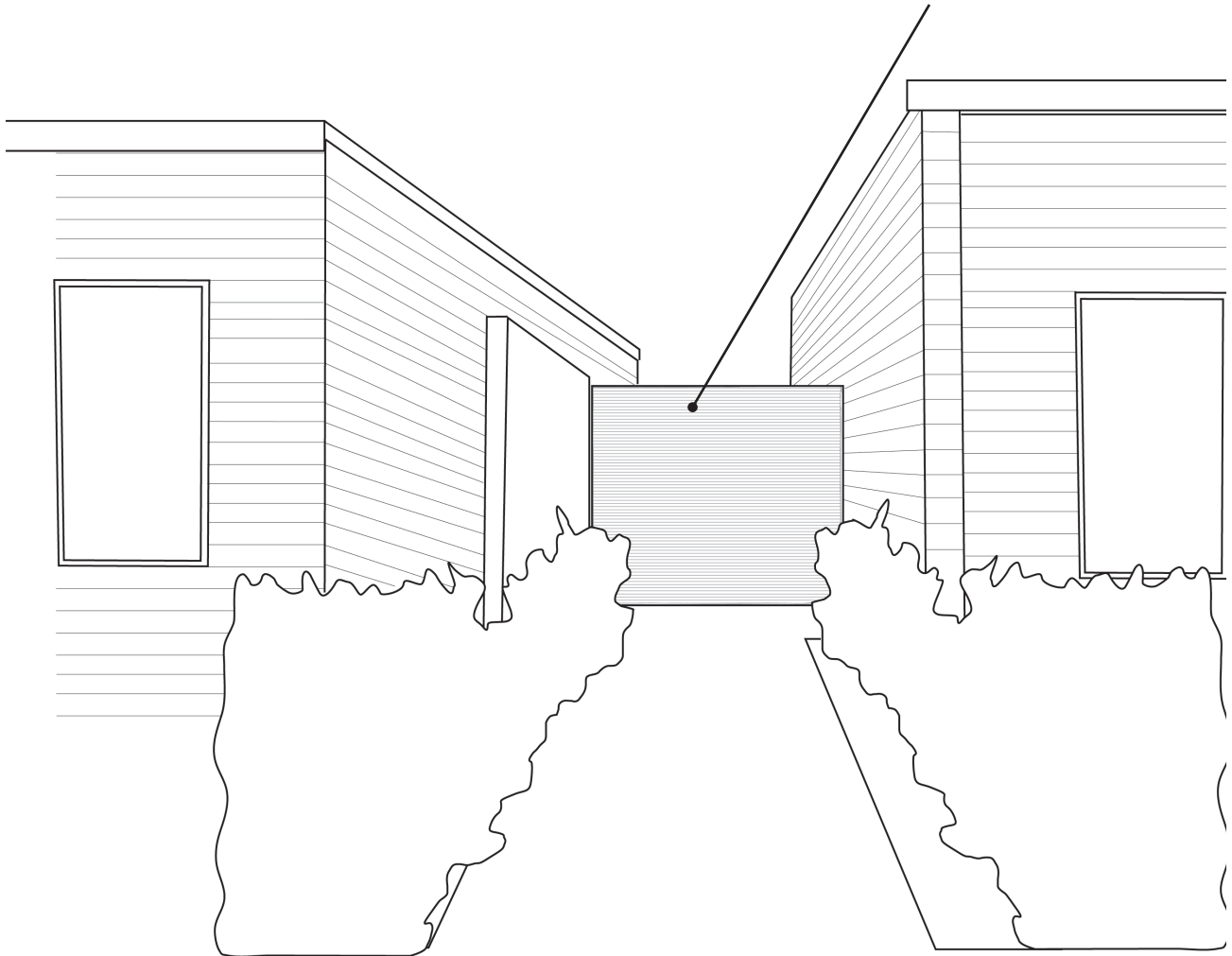
44. Dwellings should be oriented to front the street, with windows of habitable rooms facing the street to provide passive surveillance and good visual contact between residents and the street.
45. Solid, blank walls should be avoided on external boundaries. This element is to ensure the visual impact of a new development does not adversely affect the outlook of those who adjoin the site. There are many ways in which walls can be made interesting, which has good outcomes for both the occupants and their neighbours, such as architectural detailing, a creative use of materials, and landscape treatments.
46. To create a clear demarcation between public and private space, lots should have low fences, low blade boundary walls or planting of no greater than 1.2m in height on the front boundary. This maintains privacy for inhabitants while reinforcing a strong public-private interface.

## Private Open Space and Amenity



47. Provide private open spaces with good access between indoor and outdoor living space that are sheltered and private, and receive sunlight for most of the day and throughout the year. The shape of the private open space is important to enable future occupants to maximise the use and their enjoyment of the dedicated space. For example, long narrow strips of open space located between the unit and front, side or rear boundary cannot be optimally used.
48. Protect the private open spaces of dwellings from being directly overlooked by careful positioning and planning, distance, screening devices or landscaping. For example, the outdoor space for two units may back onto each other, but be divided by a well-designed and maintained fenced/planted screen along the common boundary.
49. Provide adequate utility areas (e.g. rubbish collection, washing lines) and storage facilities (such as a lockable shed) which are located so that they are accessible to each dwelling, avoid carpark and manoeuvring areas, and are not visually obtrusive from the street.

Private open space is sheltered  
and private with careful screening  
devices or landscaping





## Design and Appearance

Design and appearance are determined by the combination of proportion, modulation and articulation of building form and façade. The building façade is the external face of the building and has an important role to play as part of the interface between private and public domains. The modulation and articulation of building elements and the interplay of materials, textures and colours can contribute to the definition and character of the public realm. The architectural design of the façade should contribute to the quality of public spaces whilst reflecting the use, internal design and structure of the building

The choice of materials used will affect the appearance of the development, how it integrates into Swanson village and how well it performs and endures over time. Robust materials that are easy to maintain will help to ensure areas prone to wear retain their appearance for many years.

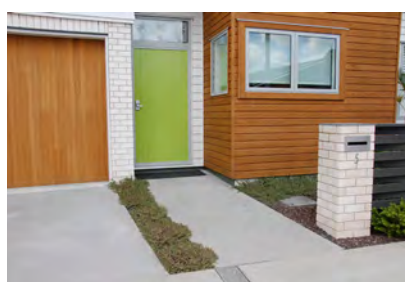
50. Building design and typologies should be varied to reflect the diverse built character of Swanson. Variety is expressed in form, colour and material.

Variety expressed through building design and typologies



Variety expressed through materials and colour







This larger dwelling is broken down into visually distinct forms



51. If larger buildings are desired, these should be broken down into visually distinct forms as opposed to one large building under a single roof. This can be done by repeating design elements such as gables, steps in building plan, different roof shapes or different cladding treatments.
52. Buildings should be constructed of contemporary systems and materials. Building design and construction should be functional and durable, with sustainable detailing.

This house addresses both streets on this corner lot with windows and outdoor spaces



53. On corner lots the design of the lot and the house should address both streets, with windows and outdoor living areas. The front door should be located on the busier of the two streets.





This two storey house forms the focus of the view down the street

54. Houses at the end of the streets forming the focus of the view down the street are encouraged to be two-storey and make a statement.



This gabled roof form emphasises the vertical dimensions of the house

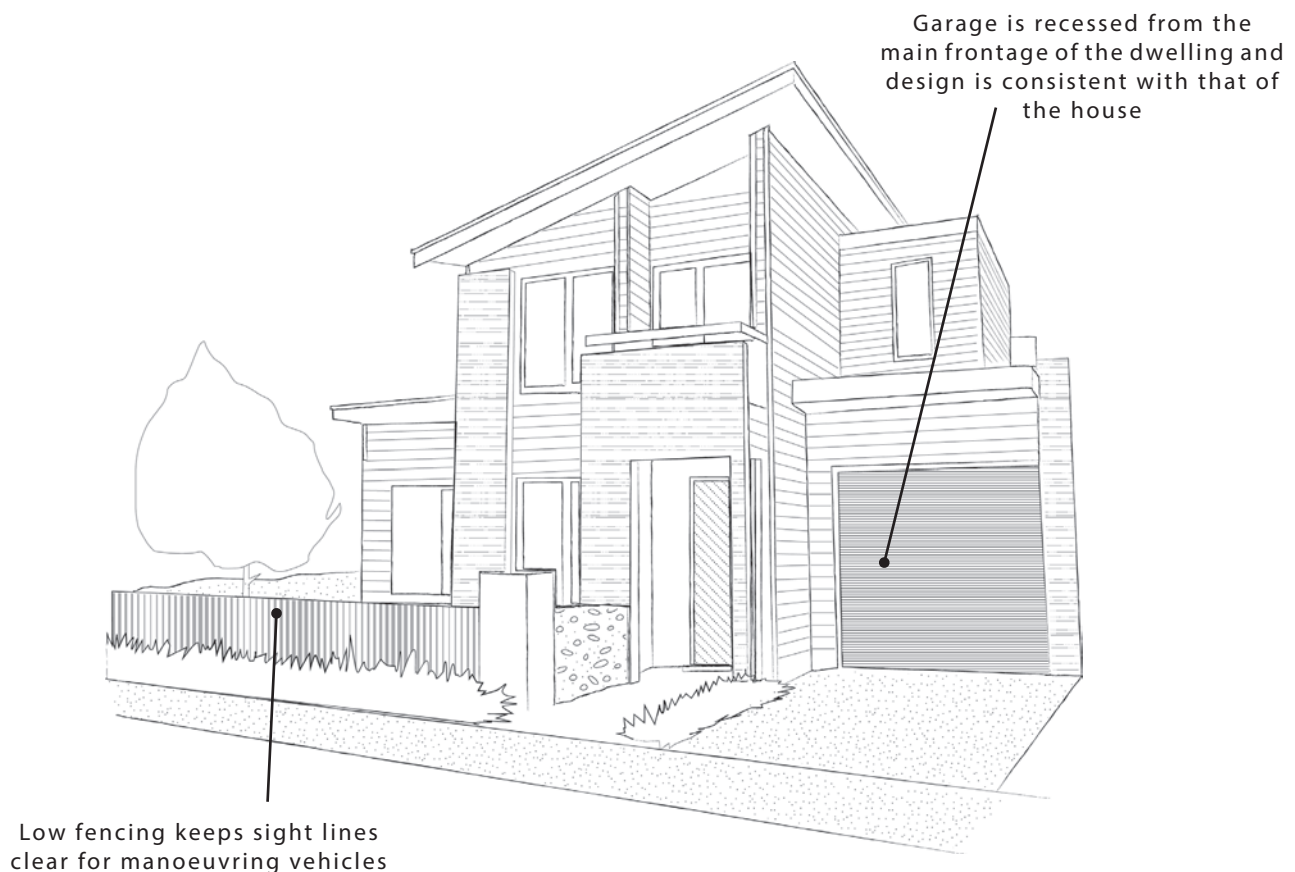
55. Roof forms should be designed to emphasize the vertical dimensions with either gables or mono-pitched that face the street.
56. TV aerials and masts should be located so not visually obtrusive from the street while still being sited and oriented to be functional.
57. Combinations of colour, texture and materials can be used to achieve variety and interest and foster a sense of place.

## Vehicle Access and Parking

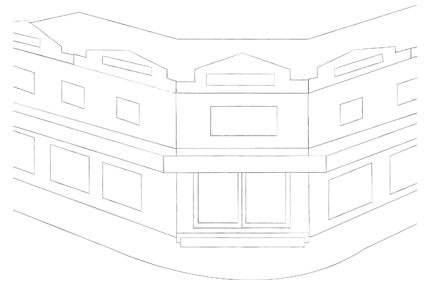
Parking requirements and vehicle access can have significant impacts on site layout, building design, landscaping and stormwater management, as well as the quality of the residential environments generally. Therefore, these aspects need to be considered early on in the design process.

Access should be designed as an integral part of the site layout, building façade and streetscape to reduce the visual impact of car parking and garage doors. Vehicle entries should be located to the south or south-east side of the lots to maximise solar gain to habitable spaces and private open space. Where possible these should be consolidated to retain a sense of enclosure to the street and minimise interruption to pedestrian movement along the footpath.

Garages should be located and designed to minimise visual dominance of the street, and to reinforce pedestrian entries and movement. Visitor and surface parking should be minimised to reduce visual dominance (and amount of impermeable surfaces), where possible using public streets for overflow parking. Good surveillance from surrounding units increases security for surface parking, but needs to be mitigated with landscape and paving treatments to improve the outlook from dwellings.



58. Carports and garages should be recessed from the main frontage of the dwelling to ensure that there is not a dominance of vehicles and garage doors along the street edge.
59. Driveways and vehicle crossings should be designed so that they are safe, durable, and match the formation standard of the road it extends from.
60. Access ways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly, with clear sightlines, and are attractive and landscaped as an integral part of the development.
61. The design and materials of external carports and garages should be consistent with that of the dwellings.



## Section 5: Public Open Space & Wider Swanson Guidelines

Parks and Streets form a network of public open space elements that can connect the community and can enhance the identity of Swanson. As Swanson expands there will be increasing demand for safe, accessible, useable and well connected public open space. These open spaces can offer opportunities for interpretation of local history as well as providing attractive local amenity.

More information is contained within <http://www.aucklanddesignmanual.co.nz/project-type/parks/hub/historic-heritage#/project-type/parks/hub/historic-heritage/guidance/connect>

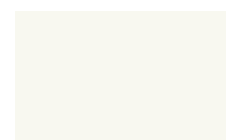
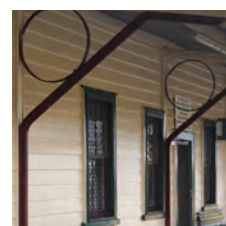
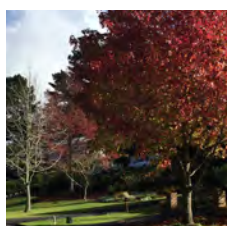
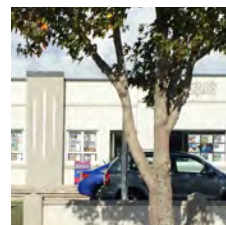
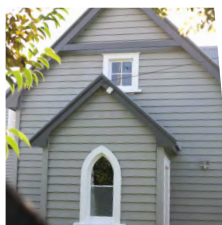
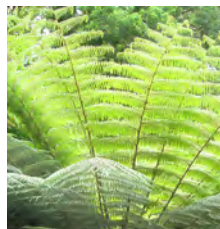
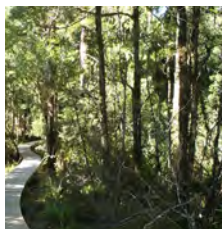
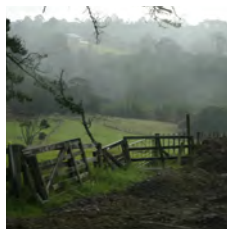
This section establishes design principles that can be applied throughout the Swanson area, including the commercial core, to inform a local vernacular and landscape.



## Colour and Materials

Colour has long been one of the means by which building owners could show some individual expression. However, in Swanson, with its heritage and location at the foothills to the Waitakere Ranges, it is important that colour does not visually dominate existing heritage places or have an adverse impact on the streetscape. The colour palette proposed for Swanson takes its cues from the dominant colours within Swanson including both the natural landscape and the existing built environment.

62. Use materials and colour that reflect the local built and natural landscape of Swanson in the public and private realms. It is encouraged to select colours from the proposed colour palette.
63. Owners of scheduled historic heritage buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers or the Council.
64. Buildings in elevated locations should use colours which complement natural and/or rural elements of the landscape (backdrop to Swanson).
65. Building materials should draw from the existing palette seen throughout the established parts of Swanson, particularly corrugated iron roofing and timber (weatherboard)
66. Where glazing is used it should be non-reflective, particularly in the rural periphery to Swanson especially those elevated more visible areas.

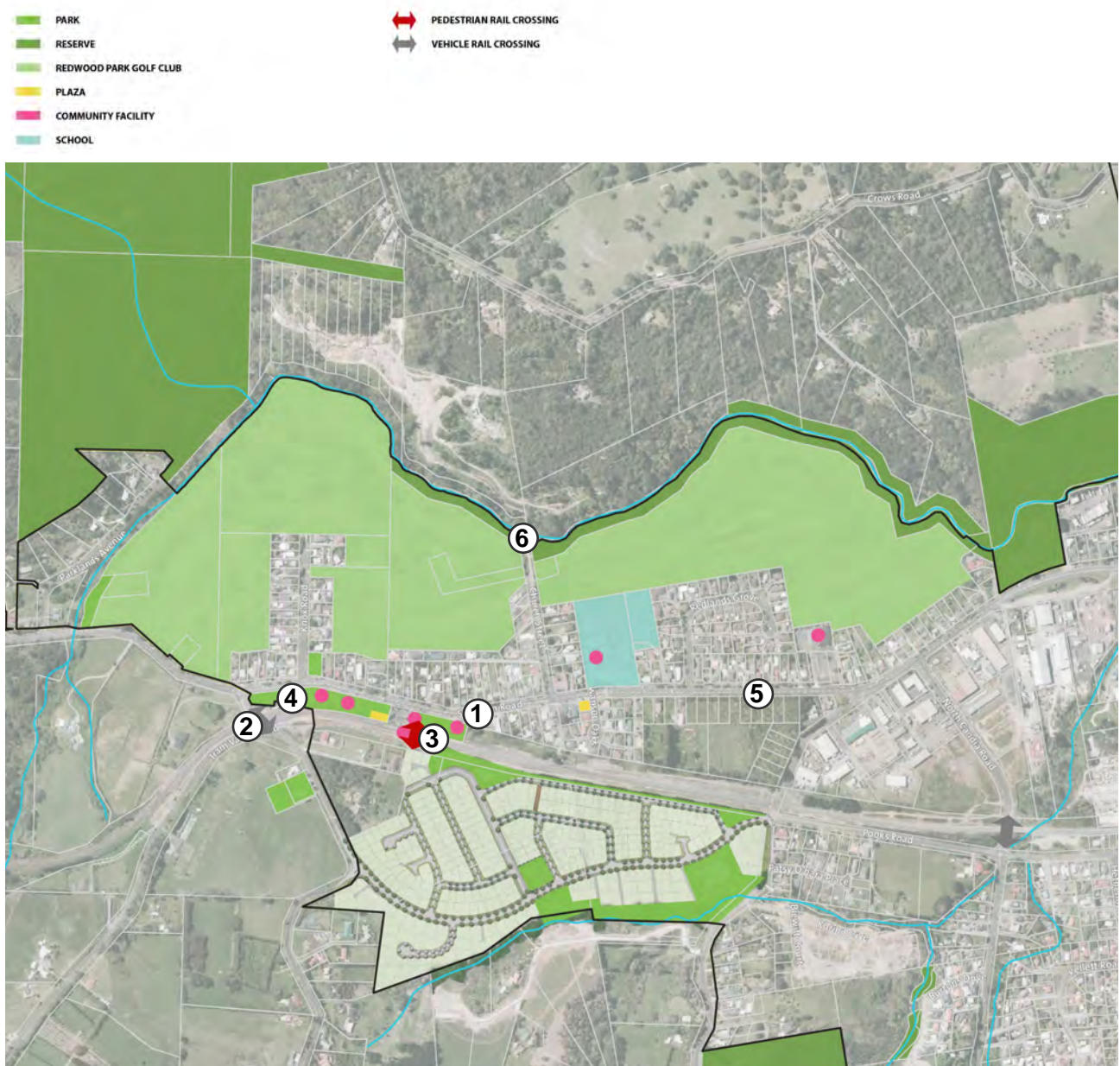




## Existing Public Open Space Network

Swanson has numerous parks and reserves including Swanson Station Park, Knox Park, and Swanson Reserve which contribute to the experience and identity of Swanson. Redwood Park Golf Club, whilst privately owned, also contributes both to the historical development and backdrop of Swanson. As Swanson expands the existing public open space network would benefit from improved connectivity, integration of natural features, creation of new public spaces, and upgrades of existing spaces designed to strengthen the identity of Swanson.

Some important components of the existing public open space network are identified below



**Figure 6: Existing open space**



### Road Network

The existing road network is primarily designed for vehicles with a mixed environment for pedestrians. The pedestrian experience could be improved by creating streets that are attractive, easy to move along and to cross.



### Vehicle railway crossings

From the south, the railway separates the newly developed/ developing residential areas from the original village. The vehicle crossings over the railway function as gateways to Swanson and as important connections between the north and south. Improvements to the crossings will enhance the arrival experience.



### Pedestrian railway over-bridge

The existing pedestrian over-bridge operates as a gateway for people arriving and departing Swanson by rail. This important connection will become more significant with Swanson's residential growth to the south and will play a major role in establishing new pedestrian networks. It provides elevated views over Swanson creating a different and attractive experience.



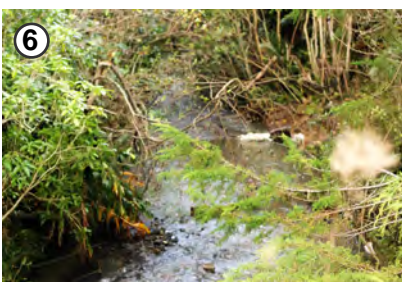
### Historic bridge buttress

This historic bridge buttress is integrated into the Swanson Station Park design. Retaining the buttress draws on Swanson's rail history adding character to the park.



### Roadside shelter belt

The established shelter belt on the edge of the Yozin orchard site is reminiscent of Swanson's rural history. With this land now zoned as Mixed Housing Urban, this is likely to change in coming years. Pages 54/55 set out a planting opportunity for new shelter belts as a gateway for Swanson.



### Swanson Stream

Swanson Stream, named after early settler William Swanson and from whom Swanson takes its name, forms the northern boundary of Swanson, running along the base of the foothills to the north. The stream corridor offers an opportunity for both ecological restoration and the development of a recreation greenbelt for the benefit of the Swanson population.

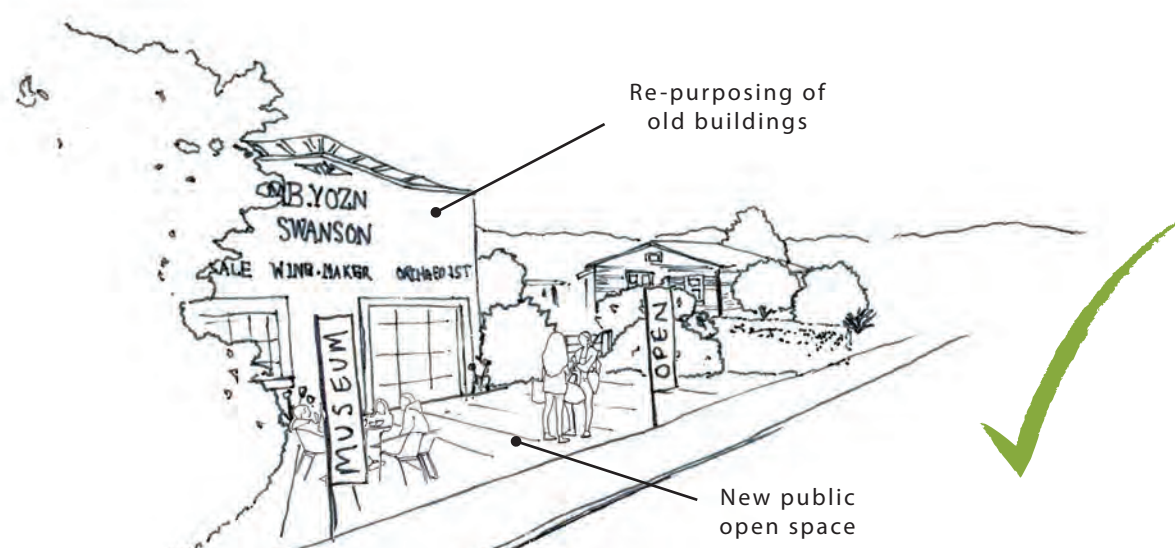


## Parks, Reserves and Plazas

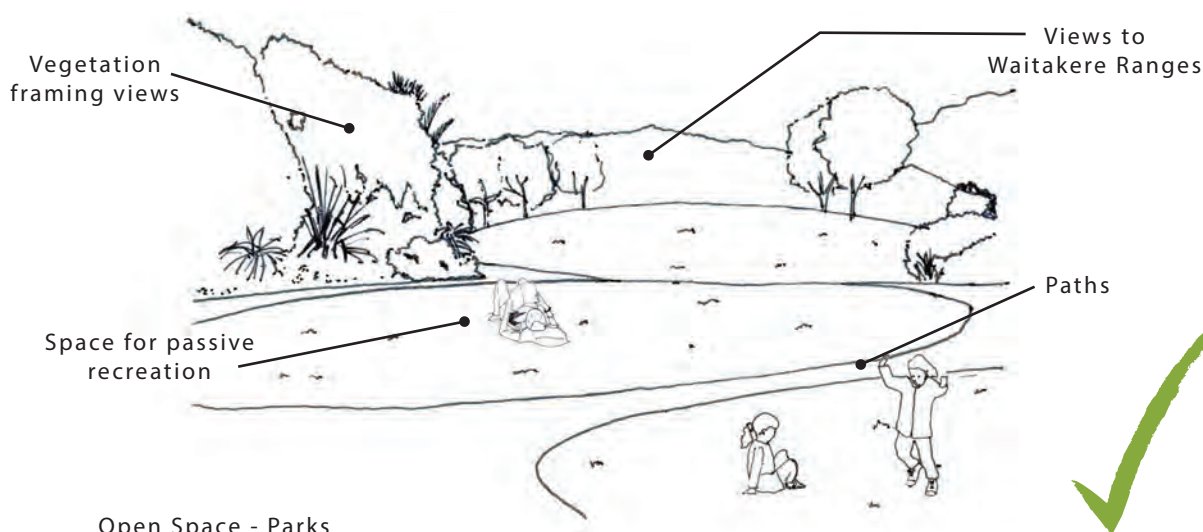
Parks, reserves and plazas are spaces that encourage community interaction and activity. Parks typically support active recreation, reserves are used for passive recreation and plazas are civic gathering spaces where markets and local events can occur. The type of public open space should be selected by the areas and types of activities that surround it.

A diverse array of public spaces to cater for a mix of recreation and community activities will provide a high level of amenity for Swanson. These spaces should be connected by local streets, residential, commercial and civic areas and should feel connected with each other.

- 67. Develop parks that are well connected with the local street, pedestrian and cycle network and with residential development to encourage movement and integration throughout Swanson.
- 68. The function of public open spaces should relate to location with Swanson and the public open space network.
- 69. Provide public open space in association with civic buildings and facilities.



Open Space - Plaza associated with Civic Buildings



Open Space - Parks

## Park elements

Parks and reserves provide the opportunities for passive and active recreation, both of which should be encouraged to create a diverse offer in any public open space network. Parks should encourage family and community interaction. Play is an important part of parks, play includes traditional playgrounds, natural play and learning by interacting with the natural environment and exercise opportunities.

**70. Materials in parks should offer an alternative and respite from hard suburban environments. Some suggestions for elements are set out below.**



Potential exercise equipment to create a recreational loop.



Outdoor BBQ in public spaces provide a gathering space. These can be built from similar materials to other street and park furniture.



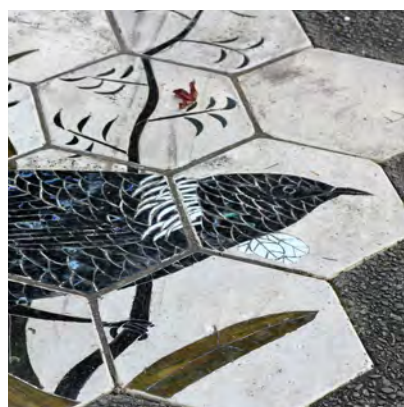
Interpretation as part of a trail adds interest and relevance to public spaces



Natural play is a good option for ecologically restored areas.



Park play elements of a similar materiality as street furniture.



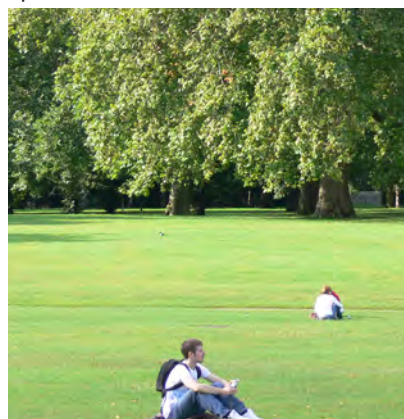
Artwork can create special moments within a public open space network



Elements such as decking create small stages or viewing areas in parks



Encourage natural play and learning through interaction with the natural environment



Flat grassed areas allow for active recreation and ability to host large events

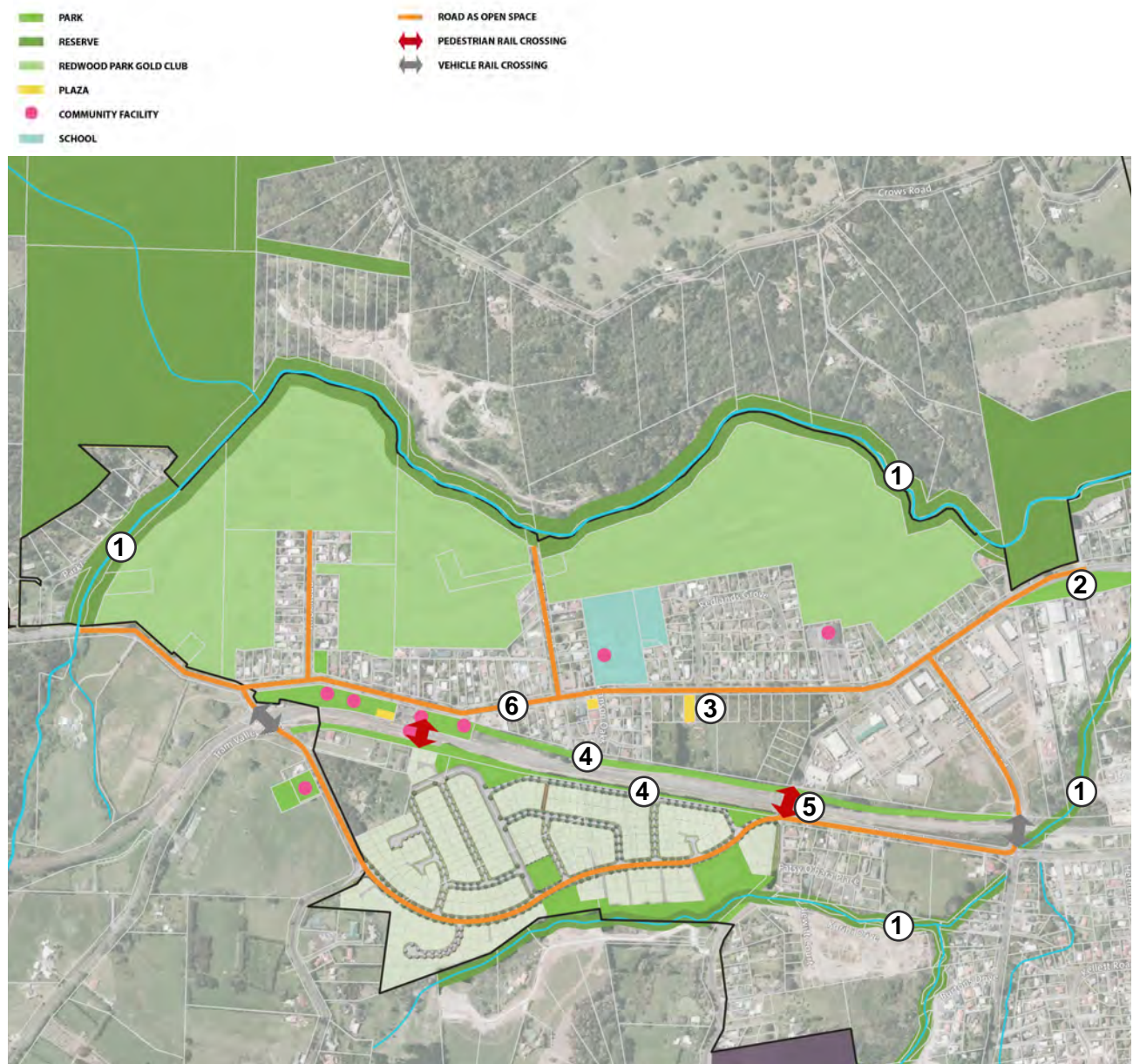


## Public Open Space Network Opportunities

Swanson's existing open space network can be enhanced by strengthening connections and establishing new open spaces. Treating the streets as an open space will help link the network. Capitalising on the existing public open space network new development offers to contribute to Swanson's identity and create new amenity through recreational and historic heritage trails.

Enhancing the open space network will help to connect existing and new communities through a diverse combination of safe off road and on road links.

71. Identify opportunities to create new public spaces and improve connections between public spaces as per figure 7 below and the key on the facing page
72. Use these new spaces for recreational or historic heritage trails, taking the opportunity to tell a place specific part of Swanson's history.



**Figure 7: Potential open space network**



#### Recreation in Swanson Stream and Waiomoko Stream Greenbelt

Potential for an ecologically restored stream corridor circumnavigating Swanson Village. Not only would it offer respite and connection with nature but an opportunity for a walking, cycling and exercise route establishing a more complete open space network and improved access to existing reserves.



#### Shelter belt gateway

An opportunity to plant a new shelter belt reminiscent of Swanson's agricultural history as well as connection to the Waitakeres. The proposed position is on the edge of Ranui, and opposite Swanson reserve signalling the entrance to Swanson.



#### Yozin winemaker and orchard building

The iconic Yozin orchard building should be adaptively re-used. It could be a museum to the history of vineyards and wine making in West Auckland. The land to the front lends itself to a plaza, the versatile plaza space could be used for activities such as small events or markets.



#### Rail side walkways

As part of a cohesive open space network, the creation of two railway side green pedestrian walkways will help aid movement from the southern residential areas to Swanson centre and train station.



#### Pedestrian crossing safety improvement

The need for this pedestrian crossing point over the rail line will become more important as Swanson grows. It is a natural desire line from the southern residential areas to Swanson centre.



#### Road network

Upgrades to the existing road network will encourage greater pedestrian and cycle journeys. Streetscape improvements to Swanson Road through the commercial core offer an opportunity for activities such as alfresco dining and could improve the identity of Swanson by reflecting Swanson's historic heritage.

## Public Open Space Identity

Identity refers to the characteristics of place that make it special. Identity is important to distinguish Swanson from other centres by celebrating its unique history and how the landscape, people and built form have contributed to the story of Swanson. The public realm is both part of the identity of Swanson and can be used to elaborate on its story.

### Historical Interpretation

Interpretation is one of the key mechanics for remembering the past and reflecting the history of Swanson for present day and future communities. It promotes public understanding and appreciation of the various influences on the cultural landscape of Swanson

Te Kawerau ā Maki are the acknowledged tangata whenua of the Swanson area. They have a long and intimate association with the land in this part of Auckland. There is a rich history to be revealed in the public realm through collaboration and engagement.

Given its rich and lengthy history, there are many opportunities to remember the past through plaques, interpretive signs and digital technologies. Historically themed public art can also be a way to interpret the history of place and build meaningful spaces. This could be incorporated into new public spaces to evoke the various histories of those places, connecting with the past and nurturing a sense of belonging.

Public parks can be valuable interpretive environments – combining play and recreation with an education or cultural experience. Play equipment can be designed to reflect the history of the place and other forms of visual interpretation incorporated.

73. Prepare an interpretation strategy to tell the comprehensive history of Swanson and utilise public space to showcase stories.
74. Engage with Te Kawerau ā Maki who are the acknowledged tangata whenua to incorporate the ancestral names of places, and culturally historical narratives.
75. Where appropriate, non-Maori people and events associated with the landscape may inform the name and theme of the public open space.
76. Place plaques, signs or story sticks at key locations by heritage buildings and in public spaces to provide visual and written history about the place.



77. Use existing site features to inform and enhance the design. Features such as existing landform and contour, significant trees or vegetation and structures can evoke a 'Swanson public space identity'.

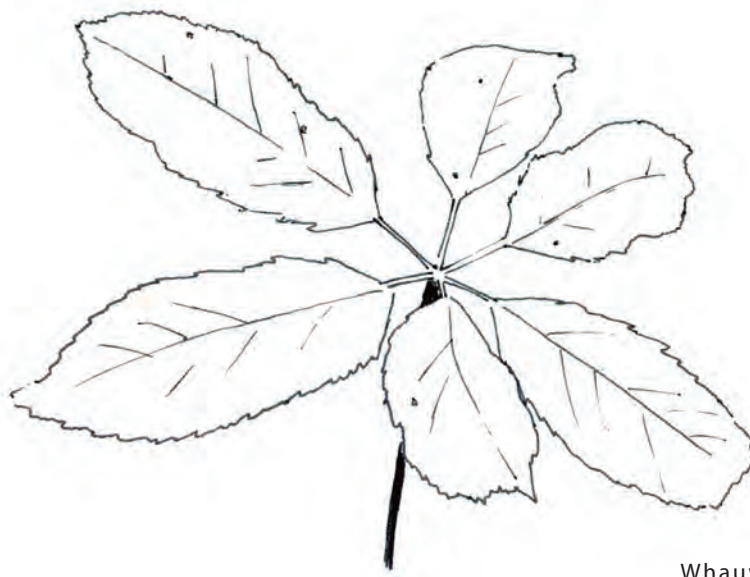


Existing structures integrated into Swanson Station Park.

78. Use interpretive signage such as plaques, boards or story sticks, public art and sensory elements to tell a detailed story of the history of Swanson. Where possible engage with former landowners to obtain information, stories and historic images.



79. Using planting for example the Whauwhaupaka or five-finger shrub was once prolific in the area and of significance to Te Kawerau ā Maki, who have acknowledged it in the naming of places and natural features. Incorporating this plant into the design of public spaces connects Swanson to its people. See also overleaf for more guidance on planting.



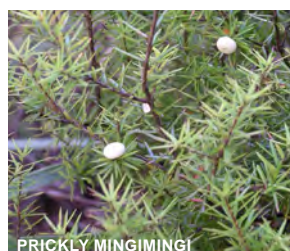
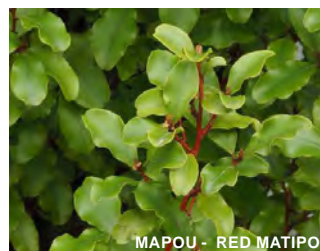
Whauwhaupaka 'Five-Finger'



80. Propose plant species that can be sourced from the local environment, using cues from existing species in the area or historical references and narratives. The vegetation in the Swanson area is characterised as Warm Lowlands Ecosystem<sup>1</sup> which provides a guide for plant species selection.



Example of Warm Lowlands Ecosystem in the Waitakere Ranges



Images left to right: <https://www.gadventures.com/blog/four-seasons-auckland/>, <http://www.forestferns.co.uk/tree-ferns/cyathea/cyathea-medullaris>, <http://www.terrain.net.nz/friends-of-te-henui-group/trees-native-botanical-names-m-to-q/gumdiggers-soap.html>, [http://www.oratianatives.co.nz/catalogue\\_extras.php?photo\\_id=1267](http://www.oratianatives.co.nz/catalogue_extras.php?photo_id=1267), <https://en.wikipedia.org/wiki/Nikau>, <http://naturewatch.org.nz/taxa/404269-Olearia-furfuracea>, <https://cbusnz.wordpress.com/our-world/virtual-nature-trail/>, <http://www.terrain.net.nz/friends-of-te-henui-group/table-1/marble-leaf-putuputu-weta.html>, <http://www.landcareresearch.co.nz/science/plants-animals-fungi/plants/ethnobotany/weaving-plants/information-sheets/houhere-lacebark>

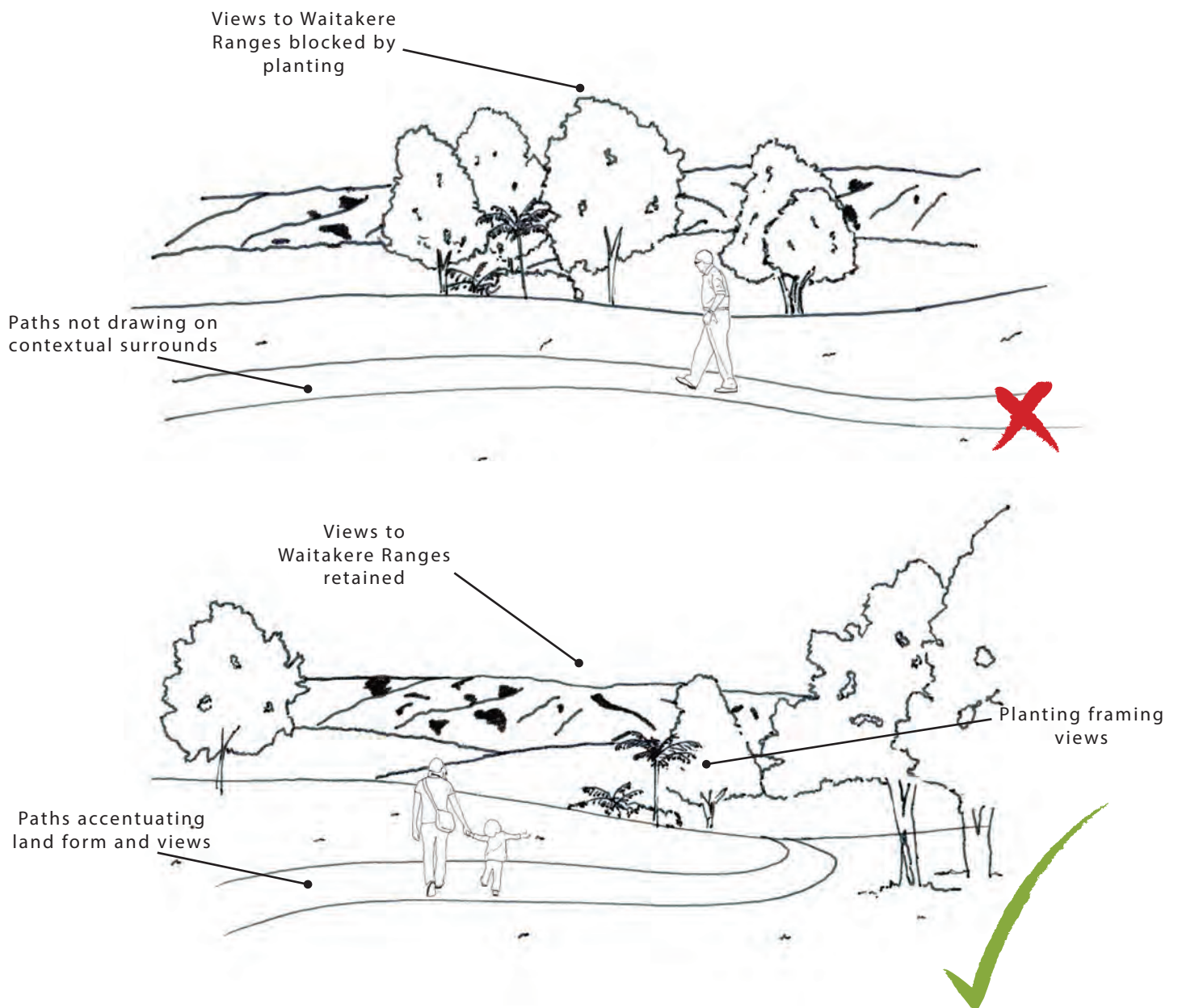
<sup>1</sup> Waitakere City Council, Native to the West. A guide for planting and restoring the nature of Waitakere City, 1999



## Contextual Identity

As Swanson expands, visual and physical connections between the existing village and the new areas will be increasingly important to maintain, reveal or acknowledge to connect the public realm in Swanson with its wider landscape. Connections contribute to sense of place and aid orientation for community and visitors alike.

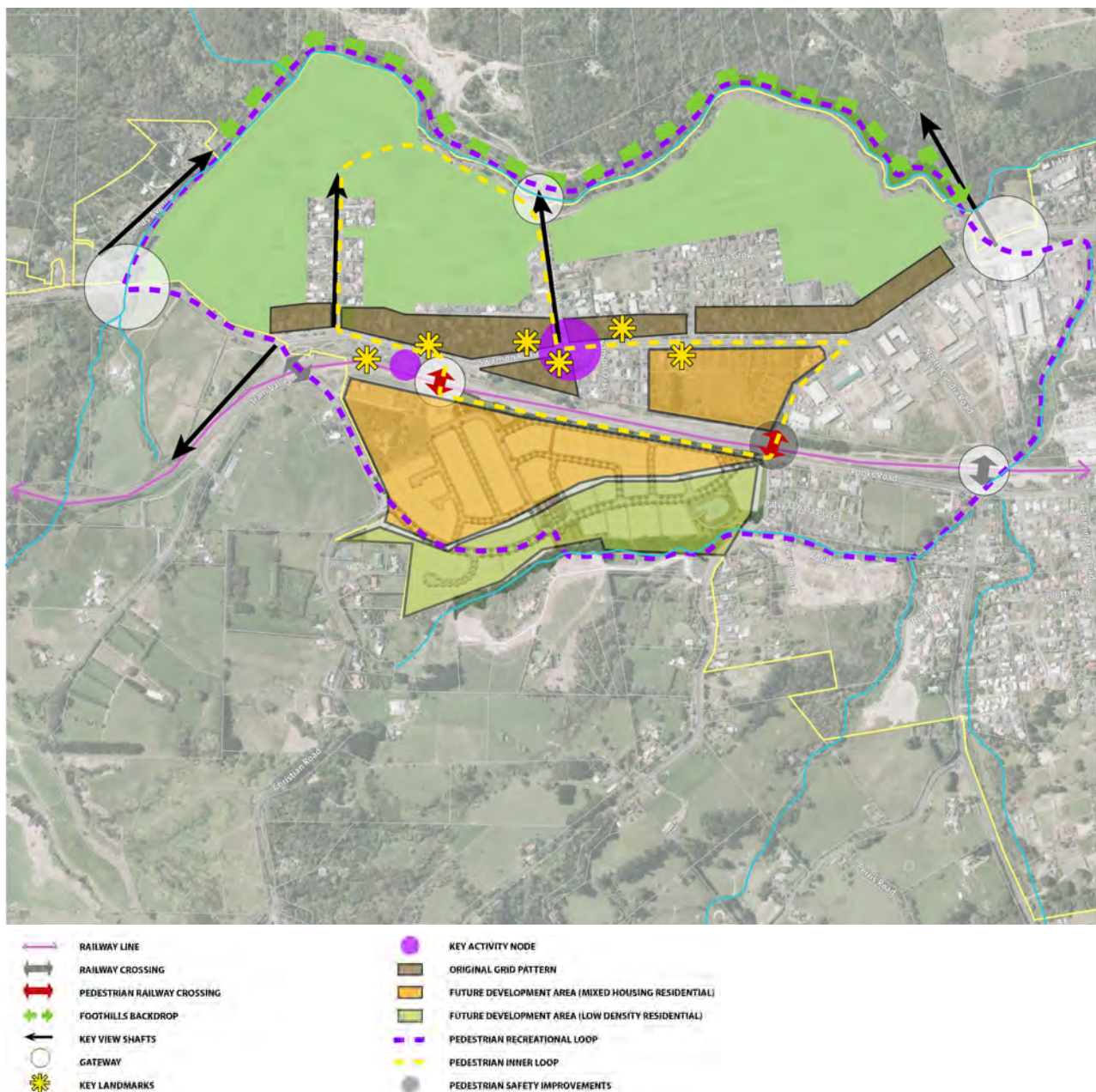
81. Design to maximise opportunities to reveal or acknowledge local and distant views, particularly, views of the Waitakere Ranges. Some key view shafts are identified in Figure 8: Urban Structure, page 6
82. Maintain existing views of the Waitakere Ranges from Swanson through new developments as these provide a backdrop for the commercial core in particular.



## Connections

Providing a physically connected public realm of parks and streets within Swanson is important to enhance its amenity for the community and visitors. Safe and attractive connections can create opportunities to access historic heritage and establish recreational trails encouraging use of the public realm. A well utilised public realm nurtures a sense of community and ownership of place.

83. Provide connected recreation routes (pedestrian and cycleways) within new developments. These should include safe connections to the wider Swanson area, in particular between the new developments and the village core. Refer also to the Penihana North Precinct provisions for further guidance on mid-block pedestrian access ways.
84. Connect the public realm through planting of locally appropriate vegetation (as per planting guide on page 58) to create food and habitat for native fauna such as birds, insects and freshwater fish.

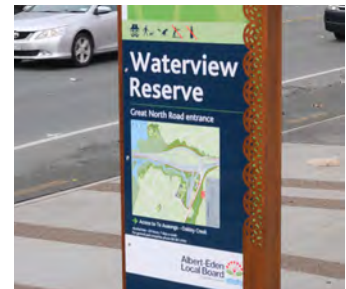


**Figure 8: Urban Structure**



In addition to the road network that connects public spaces, there is an opportunity to create a pedestrian / cycle loop. Such a loop is an attractive way of creating a rich recreation and heritage amenity for public and visitors while helping people move throughout the town easily. Figure 9 sets out these opportunities in relation to Swanson.

85. Create a greenbelt pedestrian/ cycle loop along the stream corridor as land adjacent to the stream is developed (as per Figure 9).
86. Ensure consistent use of materials and design determined by the contribution of identity and to assist with wayfinding
87. Incorporate interpretative signage into the loop to help tell the story of Swanson.



**Figure 9: Pedestrian Connections**

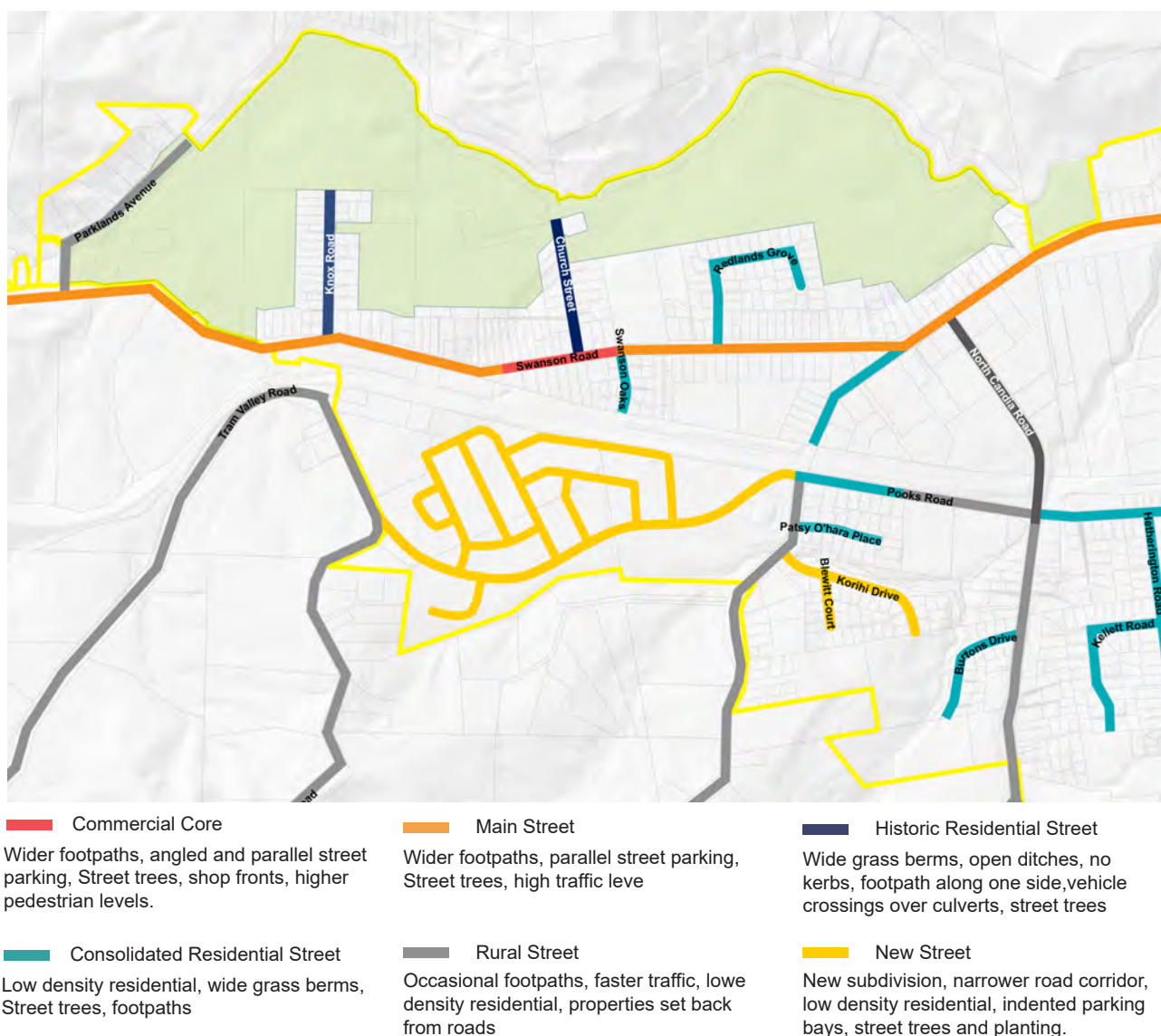
## Streets

Streets are often overlooked as public space. The existing street network is reflective of the periods of development of Swanson. Understanding and maintaining the different types of streets helps articulate the story of the growth of Swanson in the past and with future developments.

The design of streets is important as they contribute to the character of Swanson and to the quality of experience of the public realm. Streets are corridors that people move through and identify with the most - people on foot, on bikes and in cars. Street character should be designed with consideration for its place and function as part of a wider network.

As movement corridors intersections are important to consider in order to provide a safe connected and legible public realm. Intersection type and design can assist movement of vehicles and pedestrians.

88. Design streets that reflect the character of the area they are in as per Figure 10. For example, streets in the 'commercial core' benefit from wide footpaths that can be used for pedestrian movement and outdoor seating, while roads in 'historic heritage' areas such as Church Street and Knox Road should reflect a rural character with no kerbs, grass berms and open ditches.



**Figure 10: Street Character**



## Street/ Plaza elements

The identity of Swanson in streets and plazas can be nurtured through thoughtful and consistent use of materials and furniture. Street and Plaza use predominantly hard materials strategically located in a structured manner. This allows for a flexible use of the public realm for activities such as markets, fairs and alfresco dining. Other important considerations are the design of and access to public toilets. All elements need to reference the history of Swanson to create a uniquely Swanson aesthetic.



Street lighting of a human scale gives a sense of village/ small town and can be designed to allude to it's history.



Street elements such as seats could be fabricated from rail sleepers, an echo of Swanson's rail history.



Rubbish bins within streets and parks customised to add interest.



Versatile open plazas provide spaces for local markets drawing community and visitors.



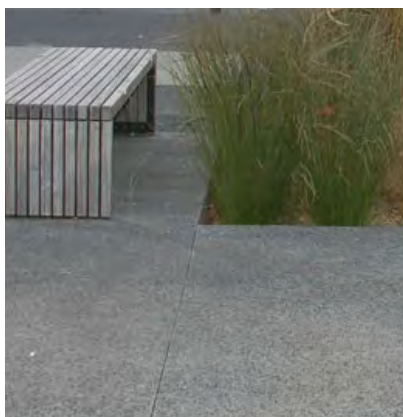
Plazas with seating and shade create places for people to pause.



Access to public toilets is an important consideration for a public open space network.



Limited use of high quality materials accentuates important places in the public realm



Simple combinations of concrete finishes add texture easily



Adding rain gardens that have a aesthetic and stormwater function creates green environmentally functional streets



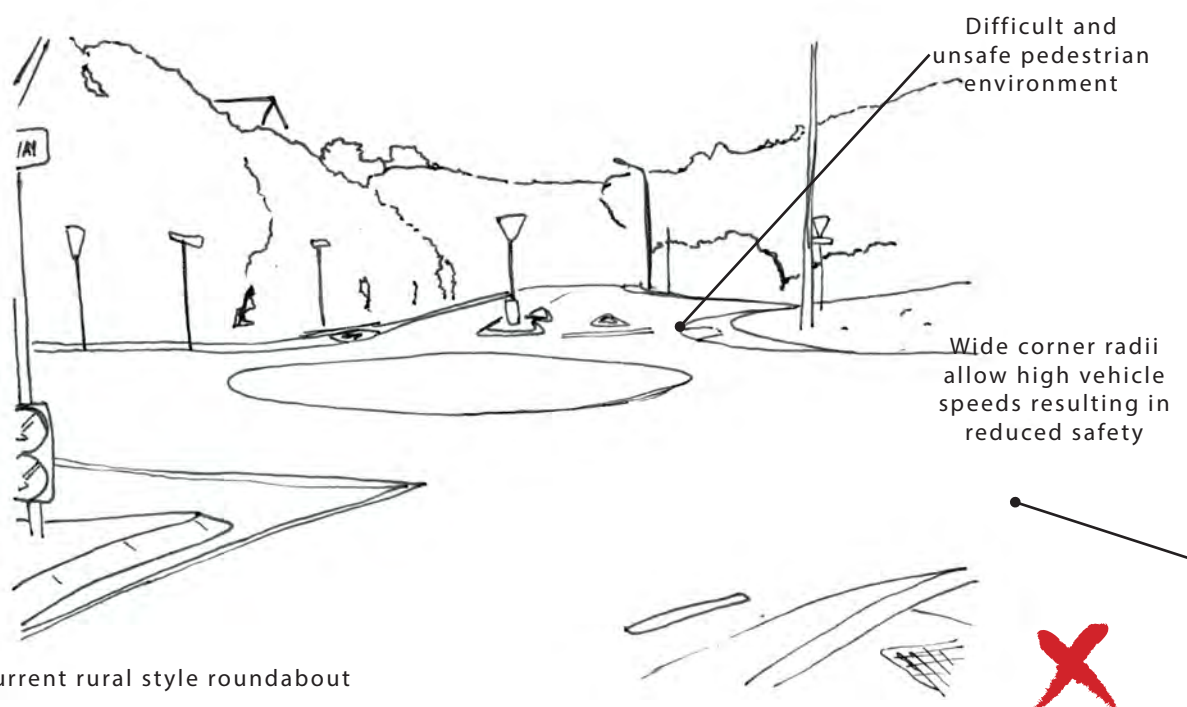
# Intersections

Intersections are important components of public space. They affect the way people navigate and move through a place. There are many types of intersections and the type of intersection should consider the character of the place it will be located in.

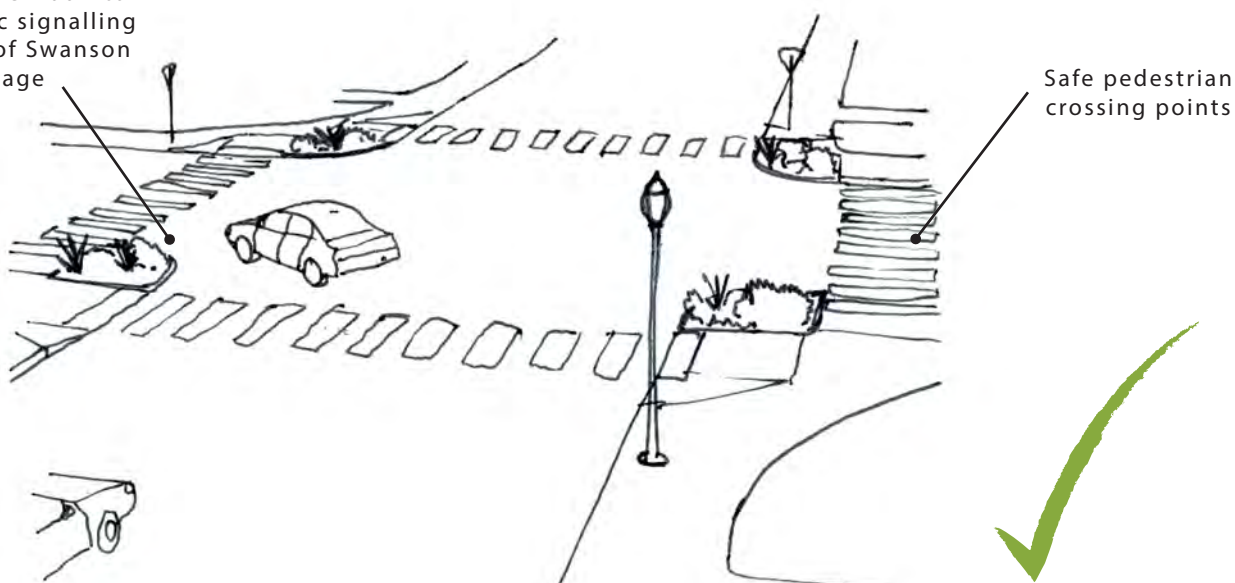
Pedestrian movement and safety should be a key consideration for selecting an intersection type.

89. Select the intersection type after considering the location of the areas around it and its place in the wider street network

90. If the intersection is in a key threshold there may be opportunities to represent the character of Swanson more overtly.



Tight corner radii to slow traffic signalling entrance of Swanson village

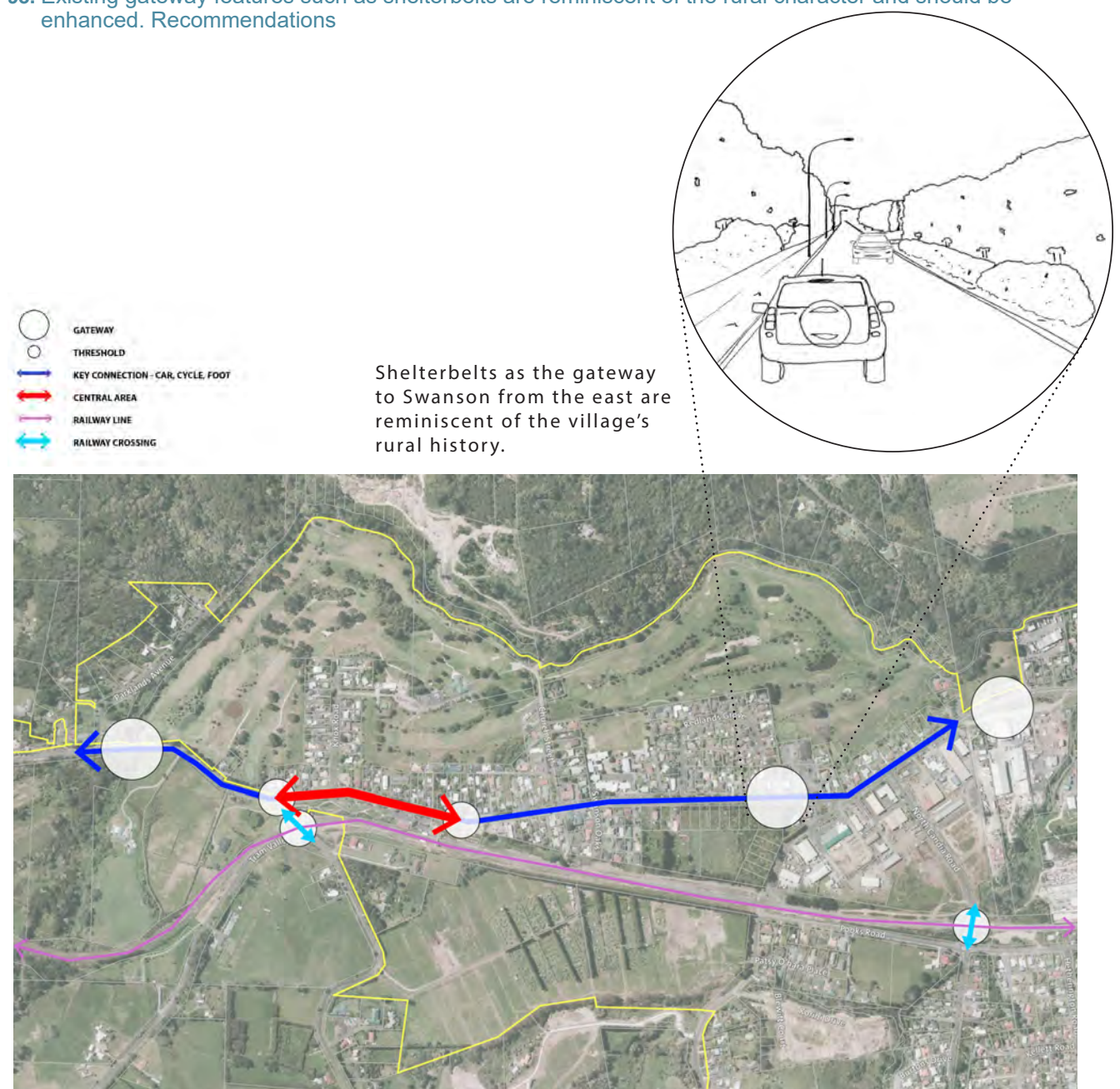


# Gateways and Thresholds

Gateways and thresholds are important components of streets. Gateways provide a sense of arrival and departure and speak to the identity of place. Thresholds provide a sense of moving between areas within Swanson.

The location of gateways and thresholds is an important consideration and is defined by locations where the character of place changes. It is important to consider arrival and departure points in Swanson not only by road but also rail and via recreational corridors.

91. The location of gateways and thresholds should signalise a of change in character. Refer to Figure 11.
92. Gateways for all modes of arrival and departure from Swanson road, rail, cycle and pedestrians should be articulated in a cohesive design language that evokes a specific arrival or departure experience to or from Swanson.
93. Existing gateway features such as shelterbelts are reminiscent of the rural character and should be enhanced. Recommendations



**Figure 11: Potential Gateways**

## Street and Place Name Recommendations

A key every day way of remembering the past is through the naming of streets and public spaces within new subdivision developments. Place naming plays a key role in the process of attaching meaning to places. It is important that these new public spaces and buildings are named to reflect the identity of Swanson so that chosen names enhance the community's sense of identity and place.

For example, the Penihana development is connecting with the past by naming the streets after Swanson locals who represented New Zealand in the First World War.

- To ensure a consistent standard of naming, a naming working group and place name bank should be established as follows:
- A working group should include representatives from Auckland Council, local iwi, Waitakere Ranges Local Board, other interest groups.
- This group could then put out a call for ideas to enable local people to submit stories, important figures and natural features that can inform names.
- Submitted ideas need to include background information / research to the names, their origins, and the link to the area should be supplied to the working group. Ensure correct understanding and spelling of names both in English and Māori.
- These are then verified for historical accuracy (perhaps a group of local historians does this)
- Stories / ideas are banked in themes, to be used for naming of new public streets and public spaces (e.g. parks)
- Names go through a final sign off from the working group
- Dual naming for new streets / lanes should be avoided but the appropriateness for other new public spaces and buildings can be considered.
- If possible, the naming process for all new public streets and public spaces within a particular development should be undertaken simultaneously to avoid duplicating the process unnecessarily.



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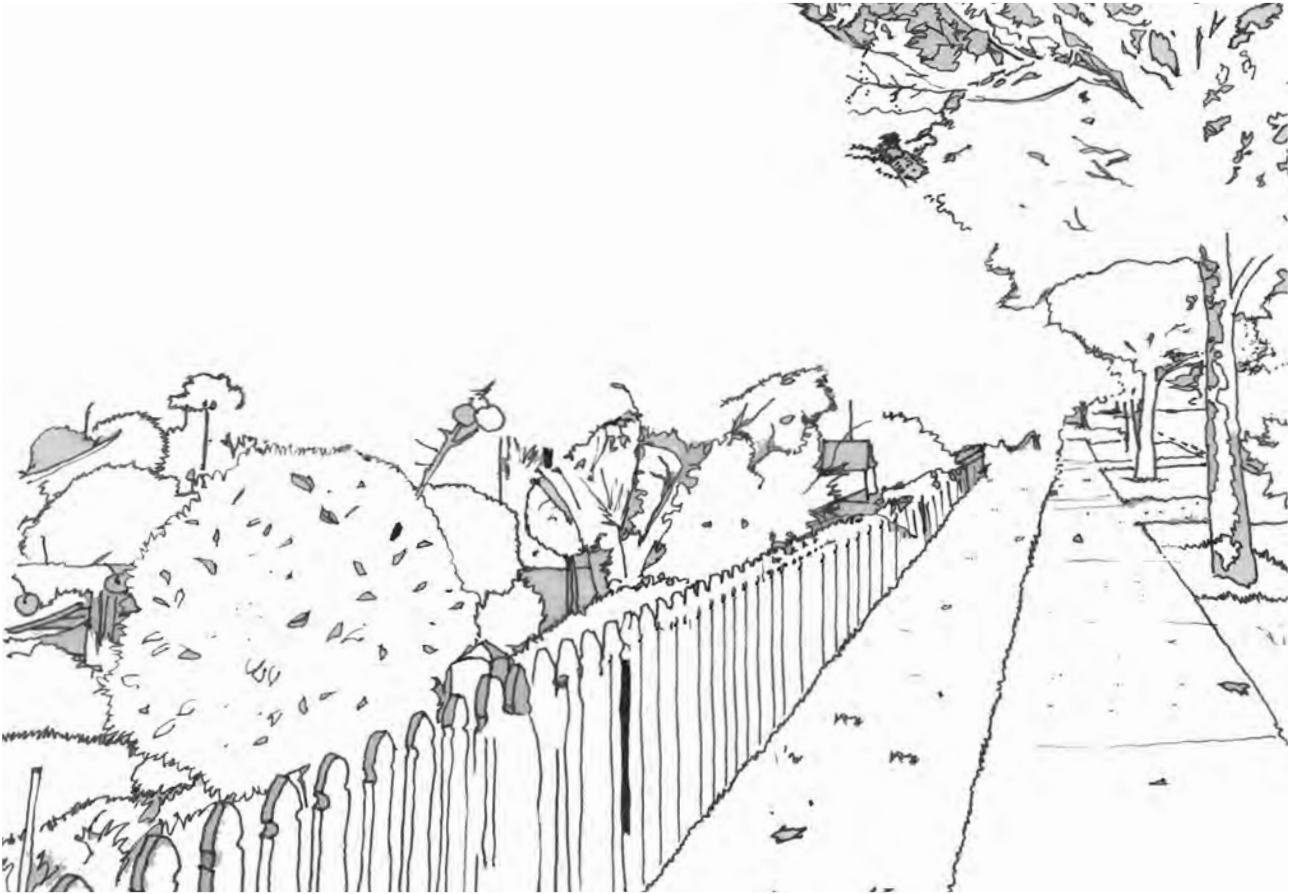
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Figure 10: Street Character

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## Images

Unless otherwise stated, all photographs have been taken and supplied by Boffa Miskell Limite







# Swanson Heritage Survey Historic Context and Background Report

7 December 2016

**Auckland  
Council**  
Te Kaunihera o Tāmaki Makaurau



**Cover illustration:** Former Congregational Church, 711 Swanson Road.  
Image by Boffa Miskell Limited

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# Glossary

## Acronyms

Auckland Council	AC
Auckland Libraries	AL
Alexander Turnbull Library	ATL
Auckland Heritage Surveys	AHS
Auckland War Memorial Museum	AWMM
Deposited Plan	DP
Geographic Information Systems	GIS
Heritage New Zealand Pouhere Taonga	HNZPT
Land Information New Zealand	LINZ
New Zealand Text Collection	NZTC
Proposed Auckland Unitary Plan	PAUP
Returned Services Association	RSA
First World War / Second World War	WWI/ WWII



# 1 INTRODUCTION

This report was commissioned by the Waitakere Ranges Local Board and Auckland Council. It documents the historic context of Swanson and identifies some of the places and people of interest in Swanson's development and history. It is structured by themes. The latter sections outline potential risks and opportunities for future development and summarise the outcomes of community engagement.

The information contained within this document is high level, it is by no means a comprehensive historical account of Swanson. It has been informed by condensing *Rugged Determination*, Historical Window on Swanson, 1854-2004 by Jack Adam, Vivien Burgess and Dawn Ellis and augmenting that publication with research from other historical records and input from local residents with a knowledge of and interest in the heritage of Swanson. Outcomes from community engagement are set out in Appendix 3.

Heritage items, places, trees and outstanding natural landscapes have been identified and described in Appendix 1. Sites identified as places of interest are set out in Appendix 2. These were surveyed using aerials and from the street. While these have been informed by research and information from local residents, in many instances information on these sites and places would benefit from further research. Where further research is considered appropriate explicit reference is made in Appendix 2.

Swanson has a distinctive identity as a rural village, a rail town, a centre of viticulture and a former kauri gum and timber milling centre. It also has a significant Maori history. Now, like many of Auckland's early suburbs, Swanson is on the cusp of transformation. Traditionally in Swanson, detached houses on relatively large sections have made up the bulk of the residential stock. However, this model of housing alone no longer provides the range of housing choice required to meet the needs of the varied community nor is it anticipated as the only form of housing. In the next decade Swanson is likely to double in size. Provision has been made, in the Unitary Plan, for more intensive types of housing to meet the needs of the present and future community.

The information in this document has been used to inform development of design guidelines for the future development of Swanson – both within the existing village and the surrounding area. The guidelines are a separate document that is intended to support landowners, potential developers and the wider Swanson community to ensure Swanson retains its special characteristics as it grows and expands.

## 2 LAND AND PEOPLE

This section outlines features within the physical environment of natural and, or cultural heritage interest. The natural landscape is a significant underlying theme as it forms the backbone of the place the community inhabits; it provides significant amenity value and has the potential to be of scientific and, or ecological value. Places of interest can include volcanic features (maunga), scenic reserves, soils, indigenous flora and fauna, waterways, as well as numerous other natural features.

### 2.1 Geology<sup>1</sup>

The Waitakere Ranges' origins date back to the early Miocene period, between 22 and 15 million years ago. At that time the whole Auckland region was under the sea. The layered sandstone and mudstone (Waitemata Sandstones) that now forms the cliffs around most of the Waitemata Harbour accumulated at this time as sand and mud on the floor of a deep sea depression, called the Waitemata Basin.

The Waitemata Basin was bordered to the west by an actively growing undersea volcano, that we now call the ancient Waitakere volcano. It was active for six to seven million years and built a volcano, 50km in diameter and 3000–4000m high on the floor of the sea. It was centred 20km west of the present-day Waitakere Ranges, and actively grew with periodic eruptions of lava, pumice and ash spewing onto the ocean floor. The ancient Waitakere volcano was similar in nature to modern volcanoes of Ruapehu, Ngauruhoe and Tongariro, except that it grew to five and six times the size of these three volcanoes combined, and was in the middle of the ocean.

The modern Waitakere Ranges are the uplifted and greatly eroded remnants of just the eastern slopes of the huge Waitakere Volcano. About 16 million years ago, as volcanic activity was drawing to a close, the Waitakere volcano was pushed up out of the sea by enormous forces deep in the earth. Following the cessation of volcanic activity about 15 million years ago, there were further earth movements with parts of the volcano being pushed higher and other parts subsiding. A long sustained period of erosion by the Tasman Sea had removed all parts of the volcano that were above sea level by about five million years ago, creating an extensive coastal and subtidal plain. Soon after this, further major earth movements pushed up the present-day Ranges and tilted them gently towards the northwest.

---

<sup>1</sup> Bruce W Hayward, 'The Structure of the Land'





## 2.2 Landscape Characteristics

The Swanson catchment is one of the major catchments of the Waitakere foothills environment, covering some 2270 hectares in total. The catchment is drained by many small streams, feeding into the Swanson Stream, which enters the upper Waitemata Harbour through the Huruhuru Inlet, under the northwestern motorway in Massey.<sup>2</sup>

Swanson is a foothills environment, a buffer between the Waitakere Ranges and the more developed land to the east. The foothills topography is characterised by undulating land, strongly dissected with gullies and streams. This is a typical foothills landscape of steep gullies, streams and remnant secondary forest and scrub, especially on the steep slopes. Originally kauri forest, the landscape has been highly modified by human intervention, and is now characterized by poor soils, erosion, weeds, pines and regenerating bush.<sup>3</sup>

Swanson is located in a valley at the base of the foothills to the native bush clad Waitakere Ranges, which provides a backdrop to the southern edge of the village. The Waitakere Ranges are recognised as an outstanding natural landscape in the Auckland region. The southern edge of Swanson is characterised by regenerating native forest on hills rising above the valley.

Swanson village itself is located on the central valley floor. Being a valley, central Swanson is relatively flat. The land rises steeply to the north and is more undulating to the south and west rising to the bush clad hills of the Waitakere Ranges. Roads generally follow the ridgelines or valley floors and are significant defining features.

The wider area surrounding the valley was initially inhabited by Maori until original sale of land in 1850, however it was the extension of the railway in the 1880s that facilitated development of area as farmland and for viticulture.

Pastoral farming has been a predominant land use in this area, though the farms were never large. Over time, the scale of holdings has reduced and is now quite fragmented. Nonetheless Swanson's agricultural history is still evident in the landscape, which includes pastoral landholdings both to the north and south of Swanson's centre.

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<sup>2</sup> Swanson Reserves Management Plan, 2004, p9

<sup>3</sup> Ibid, p39



**Figure 2: Rural Swanson with the Waitakere Ranges in the background**

The land in the catchment is characterised by a mixture of rural residential farmland or regenerating vegetation, with a small urban, residential and industrial area located around the village.

While there is some residential subdivision and industrial development around the village, the landscape of wider Swanson is predominantly rural. There are no suburban amenities such as reticulated wastewater, footpaths or street lighting outside of the village itself.

The prominent ridge running from Sunnyvale Road at the top of Kay Road balefill and the top of the Scenic Reserve is a significant landscape feature, one that lends a distinctive foothills character to the reserves and dominates the views north from Swanson village. This is located just outside the study area, but forms an important backdrop to the north.

## 2.3 Maori Relationships with the Area<sup>4</sup>



**Figure 3: Relationships of iwi with West Auckland showing Pukematekeo on the eastern edge; a sacred hill to Te Kāwharau ā Maki within Swanson study area, Graeme Murdoch (1990), *Nga Tohu O Waitakere***

Te Kāwharau ā Maki are the acknowledged tangata whenua of the study area. They have a long and intimate association with the land in this part of Auckland.

The Kāwharau people are descended from a number of early ancestors of the Manukau area and have existed as a distinct tribal entity since the early 17<sup>th</sup> century. Te Kāwharau ā Maki have lived at various places over the centuries within the wide

<sup>4</sup> Text derived from Cultural Values Assessment for the Swanson Heritage Survey by Scott Lomas on behalf of Te Kāwharau Iwi Tribal Authority



domain of Tāmaki Makaurau/Auckland. The eponymous ancestor Maki is an important figure in the history of Tāmaki Makaurau. He was a famed warrior who conquered much of the region and whose descendants occupied lands from the Lower Waikato to lands as far north as the Kaipara. The strongholds of his descendants were the lands between Southern Kaipara and the Manukau, known as Hikurangi (the area known today as Waitakere or West Auckland).<sup>5</sup>

Ngāti Whātua also have history in the Waitakere Ranges, during the early 1700s, despite a great deal of intermarriage between the people of Ngāti Whātua and Te Kawerau ā Maki, fighting broke out between them and the Kawerau people were gradually pushed southward and subjected to a long period of domination. Eventually after many battles, Ngāti Whātua withdrew north to the southern Kaipara. Ngāti Whātua went on to conquer the Tāmaki Isthmus in the 1740s, but because of important inter-marriages between them and Te Kawerau ā Maki, Kawerau were left alone in the Waitakere Ranges<sup>6</sup>.

Today Te Kawerau ā Maki maintain tangata whenua status and ancestral interests over much of greater Auckland, with their rohe extending from the Manukau Harbour in the south to South Head in the Kaipara Harbour to the northwest and Mangawhai to the northeast including the eastern outlying islands. Importantly Te Kawerau ā Maki are recognised as mana whenua over the Waitakere Region, including Swanson.

To Te Kawerau ā Maki, this region is a cultural landscape that has been occupied over many centuries. The area is associated with important tupuna and significant battles, as well as a network of kainga (open settlements), gardens, pa, walking tracks, wahi tapu, and resource gathering areas. Landscape features such as ridgelines and coastal areas were significant transport routes and food gathering areas. Ridgelines were used as walking tracks and also for gardening using terraces and pits. River catchments and coastal areas afforded an abundance of marine birds and fish, while the wooded interior provided timber and complimentary terrestrial and freshwater bird and fish resources.

Te Kawerau have numerous place names throughout Hikurangi and wider Tāmaki - Makaurau that are of significant importance to them. They are important because they tell the story and history of an area that reminds the people of Te Kawerau ā Maki of their association with such places. Places of significance include, but are not limited to, waahi tapu (sacred places and urupa), Maara (gardens), Pa and Kainga (fortified and non-fortified villages), mahinga mataitai (seafood gathering places), and Whenua Parekura (battlefields).

Some key cultural sites of importance to Te Kawerau ā Maki located within or adjacent to the study area are identified and described below.

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<sup>5</sup> <https://www.govt.nz/treaty-settlement-documents/te-kawerau-a-maki/te-kawerau-a-maki-deed-of-settlement-summary-22-feb-2014/background/>

<sup>6</sup> <http://www.waitakere.govt.nz/abtcit/ne/pdf/2011/backgroundrpt-part2-humanheritage.pdf>

### **2.3.1 Wai Whauwhaupaku**

Wai Whauwhaupaku is located towards the end of Tram Valley Road. It has long been known locally as the Swanson Conservation Area and is located at the head of the Swanson stream, however the traditional Te Kawerau name is Wai Whauwhaupaku. This land was part of Te Kawerau ā Maki's 2014 Treaty Settlement.

The area takes its name from the Whauwhaupaku, or the five finger shrub which once grew in profusion in the area. The stream and its margins provided a wide range of food resources, tuna (eels), and harakeke (flax) used for weaving and the production of cordage. In drier weather the valley was an important walking route between the tidal head of Wai Huruhuru Manawa (known locally as Huruhuru Creek), the inland pathways leading west to the Waitakere Valley, and east along the Pukewhakatara ridge to the many settlements beside the upper Waitemata Harbour.

Wai Whauwhaupaku is also the name of the stream which is of considerable significance to Te Kawerau ā Maki. It and its tributary stream, Waimoko, flow from the eastern slopes of the sacred hill and tribal identifier Pukematekeo. In pre-European times the whole sub-catchment was clothed in dense native forest and was renowned for its natural resources. The Waimoko tributary was named after the numerous native geckoes found in the area, and Paremuka tributary was named after the fine quality muka, or weaving variety of flax, that grew in that stream valley.

Over many generations the Wai Whauwhaupaku stream valley was used as an inland walkway. Canoes would be left at the head of the Wai Huruhuru Manawa (Huruhuru Creek) tidal inlet and travellers would then walk inland to the pa above Swanson known as Pukearuhe (discussed below), or further on via the northern Pukewhakatara ridge to the Waitakere River Valley and Te Henga.

The reserve is also valued by Te Kawerau ā Maki for its remnant biodiversity and as an area of open space in an area that is coming under increasing urban pressure.



**Figure 4: Wai Whauwhaupaku (known locally as Swanson Conservation Area)**

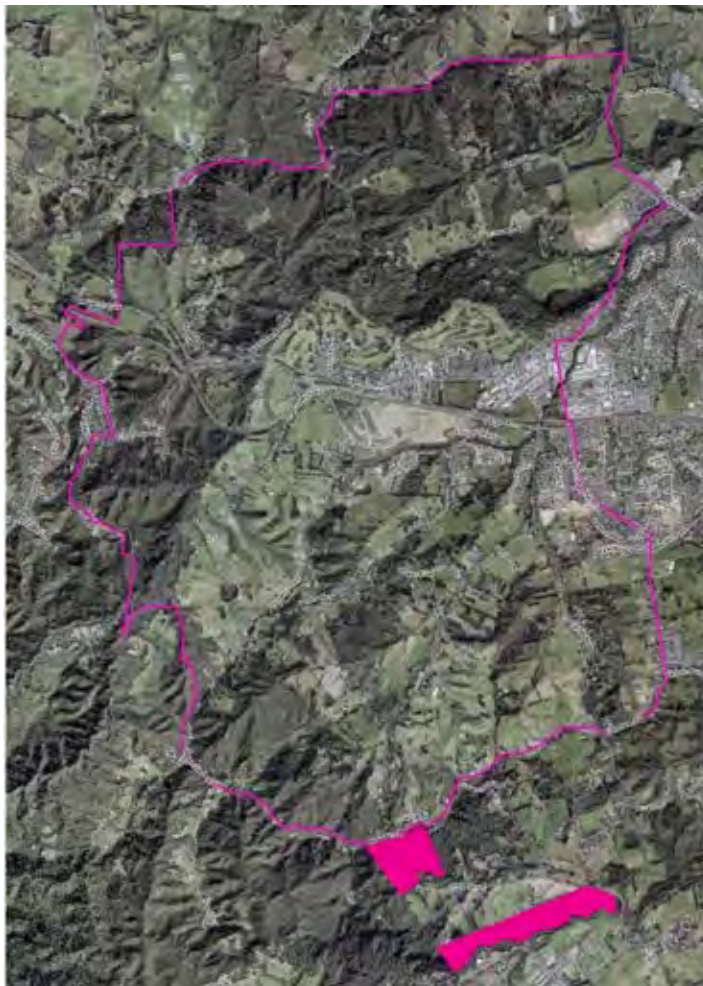
### **2.3.2 Opareira**

Henderson Valley Scenic Reserve is traditionally known as Opareira. The reserve is split into two areas, the northern of which is located immediately to the south of the study area.



Opareira is a place of considerable spiritual and historical significance to Te Kawerau ā Maki. It is part of the wider locality known as Opareira, 'the dwelling place of Pareira'. This ancestress was the niece of the famed early Maori voyager Toi Te Huatahi who visited the Auckland region over six centuries ago. When Toi Te Hautahi and his people explored the Waitemata Harbour, Pareira decided to settle at Wai o Pareira near the mouth of what is now the Henderson Creek. She and her people also occupied the Henderson Valley area seasonally to harvest the resources of the forest. Their settlement in this area was named Opareira. The area is therefore regarded and being of considerable historical importance because it is one of the oldest settled areas in the district.

The scenic reserve and the catchment area adjoining it to the west are also of major significance as the upper part of the valley was an old burial place of Te Kawerau ā Maki for many generations. The Opanuku Stream, which borders the reserve, is named after the ancestress Panuku, and is associated with one of the oldest traditions of Te Kawerau ā Maki. The reserve is also valued for its biodiversity as an area of regenerating riparian forest.

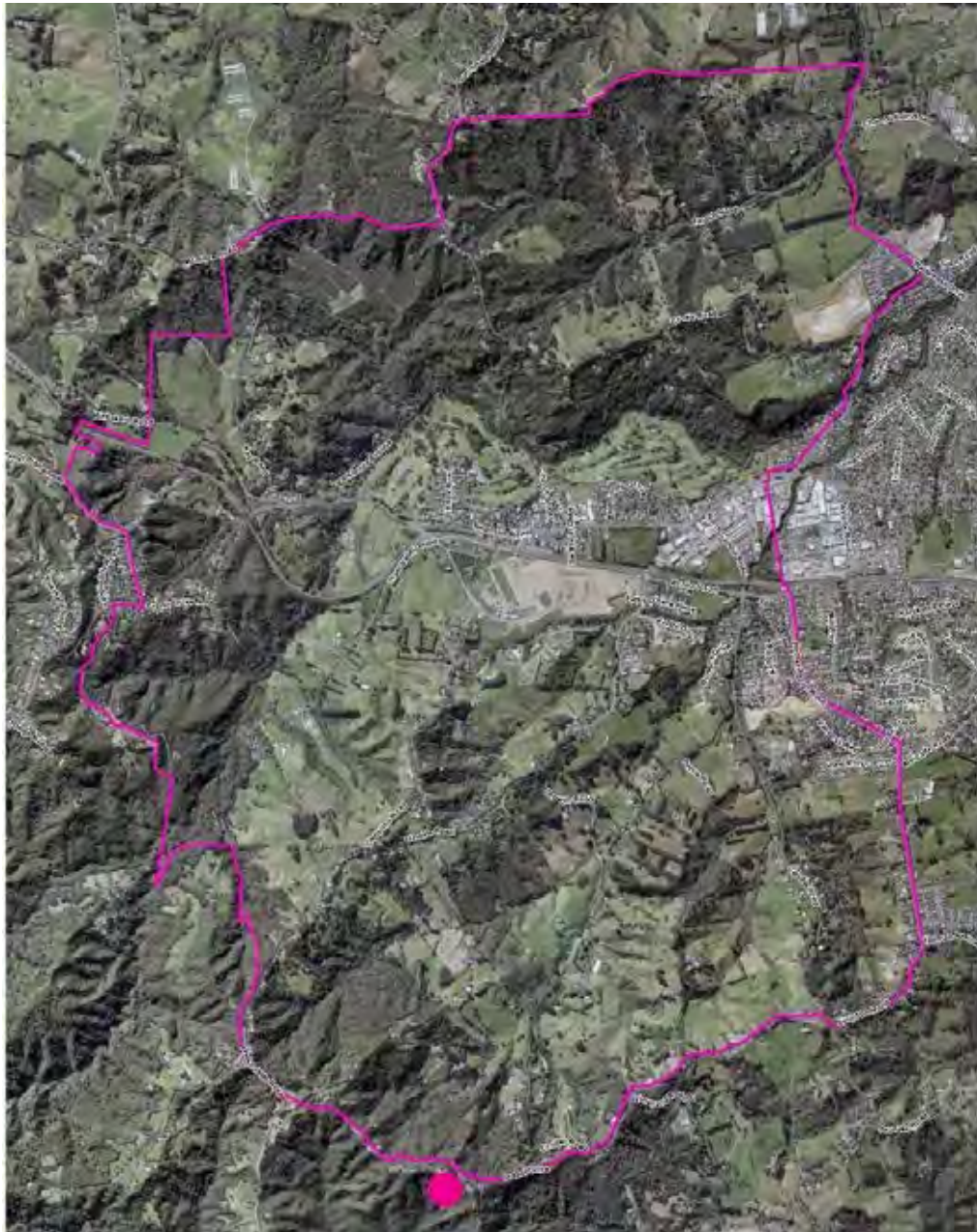


**Figure 5: Opareira (known locally as the Henderson Valley Scenic Reserve)**

### 2.3.3 Pukearuhe Pa

Pukearuhe Pa is a registered archaeological site with the New Zealand Archaeological Association. It is listed as site number R11/8. It is located on a ridge between Henderson and Swanson Valleys, 180m above sea level. In 1975 a bulldozer destroyed a large portion of this historic site.

Pukearuhe Pa protected the major east-west trail along which were kainga at Te Kopua (Falls Park, Henderson), Oratia, Opanuku, and Opareira (Henderson Valley). It is one of the few pa built on the eastern edges of the Waitakere Ranges. These sites were known to include gardens and cultivations. Te Kawerau ā Maki were the builders of Pukearuhe Pa and held mana over all of Hikuturangi (West Auckland) which continues to this day.



**Figure 6: Location of Pukearuhe Pa**

## **3 GOVERNANCE AND TRANSPORT INFRASTRUCTURE**

### **3.1 Local Government**

Prior to the end of 1876, the study area was governed by the Auckland Provincial Council. The Swanson area was included in the boundaries of the Waitemata County Council, from 1877 until 1974, when the western part of the county became Waitemata City. This amalgamated with Henderson, Glen Eden and New Lynn boroughs to form Waitakere City in 1989, and then this authority in turn amalgamated with other territorial authorities in the Auckland region to form Auckland Council in 2010. The impact, if any, that Waitemata County had on the commercial and residential development of Swanson before 1974 is not obvious and would have to be studied further.

### **3.2 Transport Infrastructure**

This theme explores Swanson's early infrastructure development, in particular transport which shaped the physical structure of Swanson.

#### **3.2.1 Road**

Towards the end of 1859, G O Ormsby surveyed a proposed "Waitakerei Road", from the Great North Road close to Prior's Landing in the east, to a point close to the present-day Waitakere Railway Station.<sup>7</sup> Today this road closely matches the line of Glen, Crows, Sunnyvale, McEntee to Bethells Roads near Waitakere Railway Station. Even so, this would have been a bridle road at best until well in the 20<sup>th</sup> century.

When Swanson Road was laid out is uncertain, but the road was included on the two earliest survey plans for central Swanson, 1880<sup>8</sup> and 1882,<sup>9</sup> more or less aligned with the Kaipara railway line through the area.

These early surveys also noted the lines for Christian and O'Neill's Roads, and Ebenezer Gibbons' tramway which was later transformed into present day Tram Valley Road.

The early roads were administered by the Waitakerei Road Board, the local road authority for the greater area. Funds for the construction of these roads came from both local rates and Central Government.

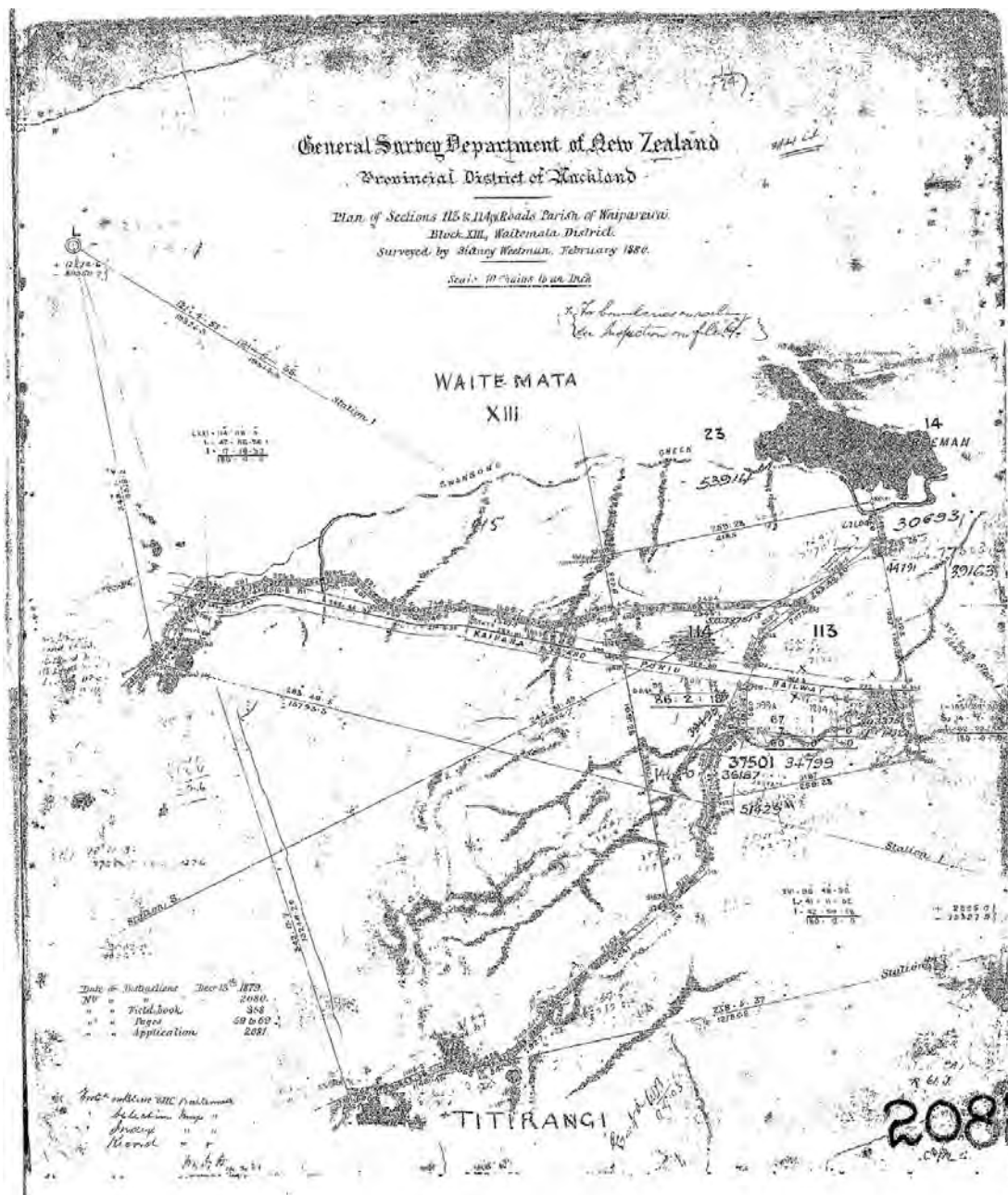
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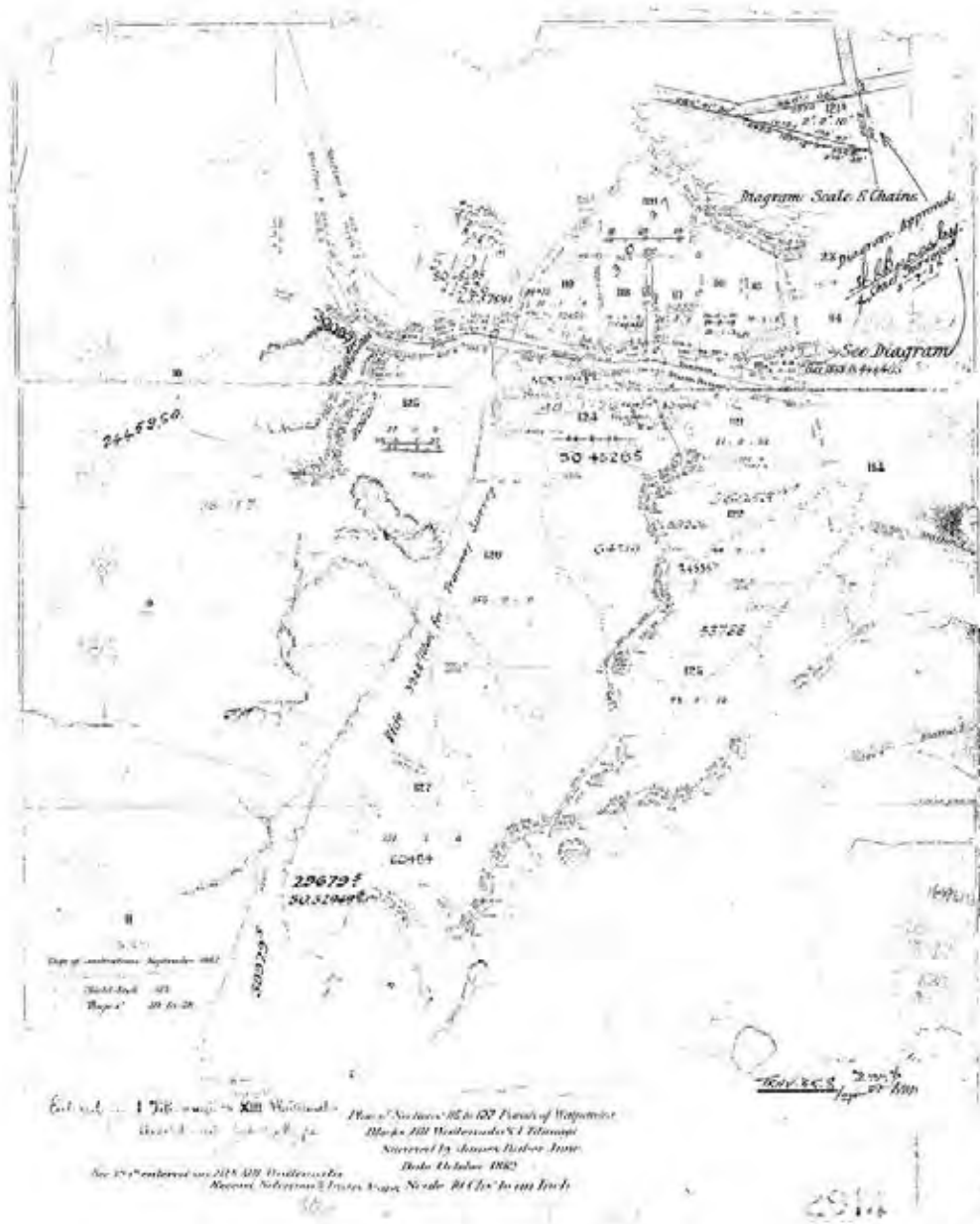
<sup>7</sup> SO 844D, 31 December 1859, LINZ records

<sup>8</sup> SO 2081, LINZ records

<sup>9</sup> SO 2914, LINZ records







**Figure 8: 1882 Survey showing early subdivision and road layout, SO 2914, LINZ records**

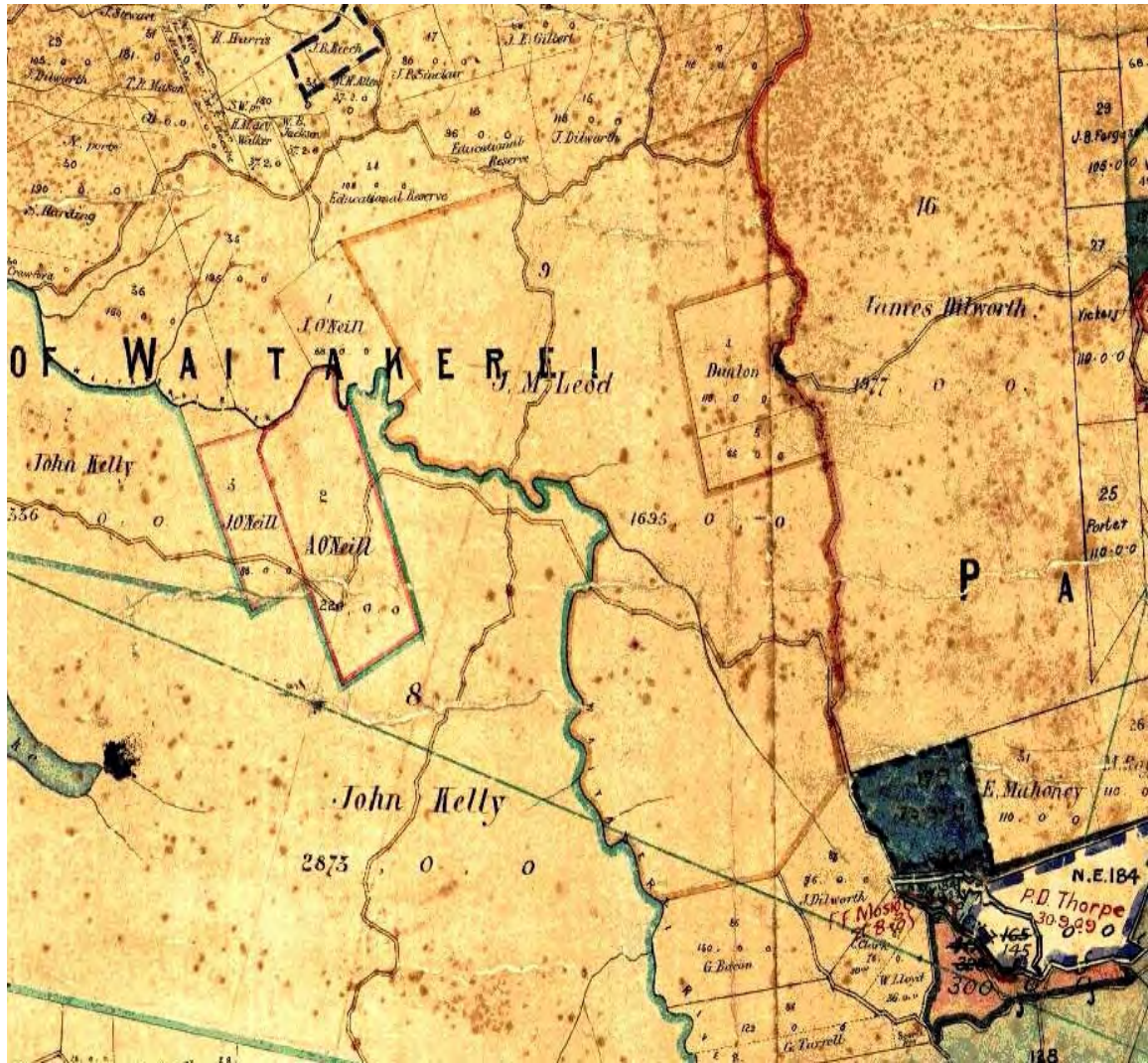


Figure 9: Early West Auckland featuring Swanson, alignment of Kaipara rail and early roads<sup>10</sup>

The lack of proper road access to the Waitakere Ranges and the attraction of the falls there restricted commercial development in Swanson considerably in the late 19<sup>th</sup> century.

<sup>10</sup> Sheet 59, Riverhead Roll



It is probable that the initiation of Auckland City Council waterworks projects from the early 20<sup>th</sup> century did provide some additional development impetus in the area, however it was not possible to find clear documentation on this.



**Figure 10: Waitakere Water Filter Station, originally built 1927**

### 3.2.2 Rail

The creation of the railway link between Auckland and Helensville in the 1870s-1880s was a clear impetus to the plans for a settlement in the Swanson area. Both survey plans for central Swanson from the 1880s show the railway line as a prominent feature. It was hoped that rail access would assist the existing timber industry, but it would also provide transport to the city for farmers' produce.<sup>11</sup> Work on the railway deviation, to eliminate steep inclines near Swanson, began during the 1930s, but was not completed until 1981.<sup>12</sup> The signal box was removed in 1970, and the station closed to goods traffic by 1972. The railway station site was cleared by the middle of that decade and the buildings replaced with a platform shelter.<sup>13</sup>

The Swanson Railway Project, started in 1993, succeeded in raising sufficient funds to arrange for the relocation of the Avondale station building, which had been closed since 1986 and faced demolition, to Swanson. This move was undertaken in 1995, and the station was restored. It was reopened as a community room in 1998, and today houses a café.<sup>14</sup>



**Figure 11: Swanson Railway Station relocated from Avondale and restored**

<sup>11</sup> *Rugged Determination*, pp. 58-59

<sup>12</sup> *Rugged Determination*, p. 60

<sup>13</sup> *Rugged Determination*, p. 62

<sup>14</sup> *Rugged Determination*, p. 63

## 4 BUILDING THE PLACE

This chapter sets out the residential and commercial settlement and development of the Swanson area. In particular addressing historical patterns and trends and how these may have changed over time. The colonisation period which involved a acquisition of land from the Māori population by the Crown is also discussed.

### 4.1 Residential Development

#### 4.1.1 Overview of Residential Development

Although the area now known as Swanson was purchased for development in the 1850s, it was sparsely populated throughout the 19<sup>th</sup> century and well into the early 20<sup>th</sup> century. Small subdivisions of sections have occurred incrementally, as evidenced by the varied lot sizes, building styles and construction materials.

#### 4.1.2 Māori Occupation and Settlement Sites

Prior to European settlement, the area known today as Swanson was an important strategic location in the wider context of Hikurangi. As it is situated between the Waitemata and the West Coast, this area saw seasonal occupation by Te Kawerau ā Maki and provided important and strategic ara (route/passageway) throughout the region. Like most iwi, Te Kawerau ā Maki were a semi-permanent people who migrated with the seasons throughout Hikurangi (West Auckland). The people of Te Kawerau ā Maki are therefore inextricably linked through ancestral rights and ahi kaa to the Swanson area and are acknowledged as having mana whenua over the Bethells/ Te Henga/ Waitakere Valley area. More information on relationships with the land and area is provided within section 2.3.

#### 4.1.3 Colonisation, Land Confiscation and Early Settlement

The Swanson study area was originally part of a survey of 19,518 acres undertaken by Samuel Elliott for Thomas Henderson and John McFarlane in January 1845,<sup>15</sup> in support of a land claim which later came to be disputed between the company of Henderson & McFarlane and the Crown through to the 1870s. Overlaying this early claim, the Crown negotiated with Maori landowners in the area during the 1850s, resulting in the purchase of the Hikurangi Block, a purchase agreement between the Crown and a number of Maori chiefs, including those from Ngāti Whātua but notably the transaction involved no senior rangatira of Te Kawerau ā Maki. This purchase spanned from an initial deed dated 21 June 1854 to a final deed dated 27 December 1856, the latter being a separate purchase agreement with Te Kawerau ā Maki<sup>16</sup>.

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<sup>15</sup> "Plan of an Estate situate between the West Shore of the Estuary of the Waitemata and the top of the Kauri Forest on the Manukau Ranges, Purchased by Mr. Thos. Henderson from the Chiefs of the Nga Te Watua: Rewiti, Hira and others of Oraki." (OLC 283, LINZ records)

<sup>16</sup> <http://www.waitakere.govt.nz/abtci/ne/pdf/2011/backgroundrpt-part2-humanheritage.pdf>



This encompassed most of present day West Auckland, including the Swanson area.<sup>17</sup>

By August 1869, Thomas Henderson had decided not to pursue any further claim on land in the Swanson area.<sup>18</sup> At that point, six areas of land, three to the east of Swanson and three towards the west, had been purchased from the Crown as part of the Hikurangi Block.

#### Western:

Allotment 9, Parish of Waipareira.

Purchased in March 1855 by Henderson & Macfarlane. In conjunction with the Bank of Australasia, the company's mortgagors, the 258 acre allotment was subdivided from 1870.<sup>19</sup> Part of this lies within the study area.

Allotment 10, Parish of Waipareira

Purchased in February 1855 by O'Neill, sold in 1862 to Henry Smyth.<sup>20</sup> This remained largely intact down to at least 1940.<sup>21</sup> Henry Smyth would also be an early landowner later within central Swanson.

Allotment 11, Parish of Waipareira

Purchased in November 1854 by William Swanson, sold in 1860 to Henderson & Macfarlane.<sup>22</sup> This is outside the study area, but Swanson's purchase, leading to the naming after him of the stream which flows close to the later railway station which was so-named in turn, led to the name Swanson for the district from the early 1880s.

#### Eastern:

Allotment 15, Parish of Waipareira

Purchased in August 1854 by Clement Partridge, this is mainly part of Northern Ranui today and is outside of the study area. The allotment was subdivided in 1859.<sup>23</sup> Part of this subdivision would later be owned, from 1905, by Francisco Rodrigues Figueira,<sup>24</sup> also known as Don Buck, a well-known proprietor of a nearby gumdiggers camp from late in the 19<sup>th</sup> century. The other, southern part was owned by Edwin Freeman from 1879.<sup>25</sup>

Allotment 14, Parish of Waipareira

Also purchased by Clement Partridge in 1854, this was purchased by Edwin Freeman in December 1865, and remained within the Freeman family until well into

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<sup>17</sup> H Hanson Turton, *Maori Deeds of Land Purchases in the North Island of New Zealand: Volume One*, via New Zealand Electronic Text Centre, [www.nzetc.org](http://www.nzetc.org)

<sup>18</sup> OLC 284, August 1869, shows the lands still in contention, which did not include the study area. LINZ records.

<sup>19</sup> Deeds Index 7A.27, LINZ records

<sup>20</sup> DI 7A.123, LINZ records

<sup>21</sup> DI 21A.510, LINZ records

<sup>22</sup> DI 7A.89, LINZ records

<sup>23</sup> DI 7A.2, LINZ records

<sup>24</sup> DI 9A.774, LINZ records

<sup>25</sup> DI 10.378, LINZ records

the 20<sup>th</sup> century,<sup>26</sup> known as Ferndale Farm.<sup>27</sup> The family homestead has been identified as being on what is now Luanda Drive,<sup>28</sup> outside the study area.

#### Allotment 23, Parish of Waipareira

The third allotment purchased by Clement Partridge (1855), from 1892 it was owned by Stephen Spencer<sup>29</sup> (c.1832-1900), and included “Spencer’s Paddock”, a popular picnic spot in the area in the 1890s.<sup>30</sup> After he died in 1900,<sup>31</sup> local Swanson storekeeper J P Sinclair purchased the property.<sup>32</sup>

#### 4.1.4 Extension of the rail and late 19<sup>th</sup> century residential development

True residential development in the Swanson area began with the extension of the North Auckland or Kaipara railway line to Swanson’s Bridge and on to Waitakere in 1880. The line as far as Henderson was opened 21 December 1880,<sup>33</sup> with Swanson soon after; tenders were advertised that month for erection of a passenger station, goods shed, stationmaster’s house at Swanson.<sup>34</sup>

At first, the Government subdivided land at Swanson in the 1880s on much the same basis as it had in terms of the first six subdivisions in the 1850s. Two surveys were undertaken in the district; one in February 1880, by Sidney Weetman,<sup>35</sup> and the other in October 1882 by James Baber.<sup>36</sup> Allotments 113 and 114 (July 1880) for example, spanning the railway, were 60 acres and 86 acres respectively. These were advertised at the time as “open fern land, second class quality.”<sup>37</sup>

From February 1883, however, a mix of suburban or “village settlement” and country sizes were offered, allotments 115 to 120 in the central and eastern areas of Swanson Township under 20 acres, while 121-128 (between O’Neill’s Road and a road approximately where Scenic Drive begins today) ranged from 21 to 223 acres.<sup>38</sup> Not all of these were sold initially; in December 1886, a number of the lots were advertised by the government for perpetual lease instead,<sup>39</sup> and came under freehold title much later.

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<sup>26</sup> DI 7A.5, LINZ records

<sup>27</sup> Letter from E J Mitchell (nee Freeman), West Auckland Historical Society records

<sup>28</sup> *Western Leader*, 17 July 1979, from West Auckland Historical Society records.

<sup>29</sup> DI 7A.70. LINZ records

<sup>30</sup> Jack Adam, Vivien Burgess, Dawn Ellis, *Rugged Determination*, 2004, p. 101

<sup>31</sup> *NZ Herald*, 13 February 1900, p. 4

<sup>32</sup> *NZ Herald*, 10 August 1900, p. 3

<sup>33</sup> Hon. John Hall, “Public Works Statement”, *Appendix to the Journals of the House of Representatives*, D-1, p. II, 1881

<sup>34</sup> *Auckland Star*, 16 December 1880, p. 3 (2)

<sup>35</sup> Eastern subdivisions, around Allotment 113. SO 2081, LINZ records

<sup>36</sup> Western subdivisions, towards Scenic Drive junction, including the “village settlement” allotments. SO 2914, LINZ records

<sup>37</sup> Auctions, *Auckland Star*, 8 July 1880, p. 4 (1)

<sup>38</sup> *NZ Herald*, 28 February 1883, p. 8 (4)

<sup>39</sup> *NZ Herald*, 10 December 1886, p. 8(4)

#### 4.1.5 20th century suburban development

In August 1914,<sup>40</sup> the Henderson gum reserve lands were surveyed and offered for sale by application and ballot in 2 to 20 acre lots. The ballot system was set up as a lease to own. Payment was started on the 27 August 1914 at £2-17-6 paid half yearly.<sup>41</sup> Dawn Ellis stated that both of her grandparents had their names in the ballot system, and each for a section<sup>42</sup>.

The sections in the Swanson area lay between Candia and O'Neill Roads.<sup>43</sup>

The early roads were numbered 1-4, before they were named. Number 1 Road is now Coulter Road; Number 2 is Candia Road; Number 3 is Vineyard Road.



Figure 12: Henderson Gum Reserve Land Survey<sup>44</sup>

<sup>40</sup> *NZ Herald*, 28 August 1914, p.3

<sup>41</sup> Ellis, D – anecdote July 2016

<sup>42</sup> Ellis, D – anecdote July 2016

<sup>43</sup> SO 17790, LINZ records

<sup>44</sup> SO 17790, LINZ records



After the First World War (WWI), the last major subdivision of Crown Lands in Swanson, the Birdwood Estate sale, took place from 1921-1924.<sup>45</sup> As with the earlier former gum reserve land sale, this met with mixed success, given both the quality of the land and general economic downturn.



Figure 13: Birdwood Settlement<sup>46</sup>

<sup>45</sup> SO 21397, LINZ records

<sup>46</sup> SO 21397, LINZ records

As seen from available aerals, much of the relatively limited residential development in Swanson has been post Second World War (WWII), although some early subdivisions did take place in the early 1900s, such as the Swanson Road frontage of allotments 115 and 116 in 1901.<sup>47</sup>

Of note, Harold Arnold (Arney) Robertson purchased just over 14 acres from Ida Amelia Francesca Halvorsen in 1911,<sup>48</sup> part of a subdivision of the original 86 acre Allotment 114 owned by the Ericksons and later the Halvorsens from 1880. Around five acres to the west was sold to Charles Foley in March 1912,<sup>49</sup> and became linked to the Ponderosa Store. The remainder was subdivided into 20 residential lots, plus two larger sections in the middle – but none of these were sold at the time.<sup>50</sup>



**Figure 14: Centre of Swanson 1948<sup>51</sup>**



**Figure 15: Centre of Swanson 1953<sup>52</sup>**

<sup>47</sup> DO 2503, LINZ records

<sup>48</sup> NA 23/67, LINZ records

<sup>49</sup> NA 180/241, LINZ records

<sup>50</sup> See DP 7651, March 1912

<sup>51</sup> Image by Whites Aviation 1948

<sup>52</sup> Image by Whites Aviation 1953

## 4.2 Housing Typologies of Historical Interest

### 4.2.1 Overview of Typologies

Swanson retains a variety of buildings types and houses from a range of periods, including a few late 19<sup>th</sup> century, early 20<sup>th</sup> century as well as more recent types. Buildings tend to be modest in scale, ranging from one to two storeys.



**Figure 16: Early settlement on Swanson Road, villa at 757 Swanson Road (scheduled)**

### 4.2.2 The Villa

The timber villa was the predominant residence of the Victorian and Edwardian eras. Historically, native timbers such as kauri were in abundance and utilised in the construction of housing. Today, timbers such as kauri are prized and reasonably scarce in construction, where it was once common place. Slight local variances in building materials occurred in some parts of New Zealand where stone may have been readily available, or in the case of the brick villa, often associated with nearby brickworks.

The villa came in various configurations, the most common being the square front, single bay and corner villas. Where built in a more urbanised setting the villa almost always fronted the street, putting its best face forward. In more rural settings, where no streetscape was necessarily present the house sometimes was orientated to take advantage of a view or other such feature.



The basic form of the roof was a gable (two sides of equal slope meeting in the centre of a ridge) and the shape of the roof came from the way the roof finished at the outer wall, either as a gable end, or hipped, or combination of the two.<sup>53</sup> Prominent features were angled bay windows with double hung sash windows. Elaborate fretwork and finials placed on the centre of a gable were also prominent features, and remain admired features of the typology. The interior typically applied a 'hall and parlour' floor plan, with a series of main rooms off a central hallway. Rooms were designed with considerable stud heights giving a spacious feel. Originally features we today take for granted such as the bathroom, were situated in a small outside ablutions shed. Over time, to accommodate modernised living standards the villa has almost always been reconfigured to accommodate a laundry, internal bathroom facilities and modernised kitchen.



**Figure 17: Late 19<sup>th</sup> century bay villa, 749 Swanson Road (scheduled)**

While its built form is of historical interest, the social trends and patterns that the villa can illustrate to us about past customs, practices and technologies can be just as significant as the built form of the villa itself. There are only a small number of villas present in Swanson, physical evidence of the slow growth of the settlement.

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<sup>53</sup> Salmond, J. 1986, reprinted 1998. *Old New Zealand Houses, 1800-1940*. Auckland: Reed Publishing. p.119

### 4.2.3 The Bungalow- Inter War

The most well celebrated of the bungalow family is New Zealand's interpretation of the California Bungalow which was inspired by popular American housing trends of the time. The bungalows ranged from the grand and decorated, built on farms or generous residential sections, to the more modest, similarly built examples that were constructed in rows of smaller residential sections.

The bungalow became the desired family home after WWI, with the villa style having fallen out of favour. It featured a slow-slung form, an asymmetrical composition, shallow pitched gable roof with wide eaves. It was also characterised by deep porches as opposed to a verandah which characterised the villa, bowed bay windows, and revealed structural elements and an emphasis on hand crafted and rustic materials such as shingles. The chimney often having a wide flat cap. The interior moved away from the more rigid floor plan of the villa with a more informal open plan. Casement (hinged) windows replaced the double-hung windows of the villa, and included a 'fanlight' window above, generally filled with leadlight glass.

By the 1930s, the California bungalow was joined by the simpler and more conservative English-influenced bungalow. This change in form was in part influenced by the depression of the 1930s. The large porch and layered gable configuration produced a typology with little or no ornamentation, projecting box windows, and shallow hipped roof with boxed eaves.<sup>54</sup>



**Figure 18: Bungalow, 745 Swanson Road**

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<sup>54</sup> Ashford, J. 1994. *Bungalow in New Zealand*. Auckland: Viking



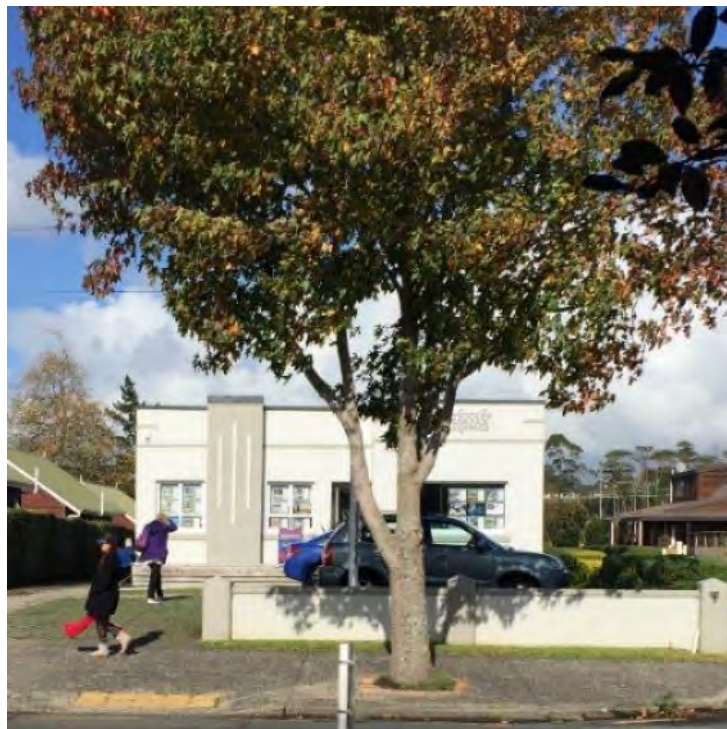
This style remained into the 1950s. Swanson has a collection of bungalows in close proximity to the railway station and scattered bungalows on Knox Road. These contribute to the streetscape and sense of place within the centre of Swanson.

#### **4.2.4 Mid-Twentieth Century Eclectic Styles**

As a national trend generally during the WWII period (1939-1945), very few houses and commercial premises were built. In particular with commercial buildings, those that were built during and shortly after the War were mainly with parapet fronts and flat sloping roofs, as a result of the shortage of iron, alongside a shortage of other building materials and labour resources.

This architectural style was constructed in the late 1920s through to the early 1940s. Its design traits are based on strong geometrical and angular forms, and graphic sharpness. The use of streamlined details such as race stripes, zigzags, ziggurats and sun beams are commonly displayed design attributes of this style. Curved corners spoke of the aerodynamic quality of the style.

Generally Art Deco buildings applied a flat roof and commonly applied 'three' in its features design philosophy, for example, three windows in a row or three race stripes. A good local example is located at 710 Swanson Road. This was the home of Jim and Jean West until it was sold to Barfoot and Thompson who now have their offices there.



**Figure 19: Former Residence, now commercial building, in Art Deco style**

#### **4.2.5 Modern Suburban Development (1966-Present)**

The contemporary development of the Swanson area does not appear to reflect any particularly notable heritage themes at this point in time, other than illustrating the further expansion and development, which has taken place in a piecemeal manner.



### 4.3 Commercial and Retail Development

This section sequentially discusses the commercial development of Swanson. Covering the characteristics of the very early colonial development, through to the development of the town centre across the twentieth century.

The earliest commercial development close to the study area appears to have been a brief store operated by Henry Smyth, somewhere “on the Waitakerei Road” in the 1860s,<sup>55</sup> and the Sportsmen’s Arms Hotel further east near Prior’s Landing from c.1870.<sup>56</sup>

Within the study area itself, commercial development took place after the Crown Land sales from 1880 onward. While the 2004 history of Swanson, *Rugged Determination*,<sup>57</sup> refers to the Freeman family operating a store from their farm, no contemporary record has been found to substantiate this.

#### 4.3.1 Letts’ Store, and Swanson Hotel/Falls Temperance Hotel

Mathers William Letts (c.1847-1927) seems to have been the first storekeeper in Swanson, judging by a reference to a “new store” by mid-March 1886, with a petition there calling for the establishment of a local postal agency.<sup>58</sup> The postal agency was set up by 1 April that year,<sup>59</sup> with Letts as the first postmaster, paid £5 per annum.<sup>60</sup>

Postal services have traditionally been a significant enabler of communication, mail was particularly important for the early pioneers, being one of the only means of contact with the outside world. Even then a ship could take three months to journey to and from the mother land (Great Britain) to New Zealand with parcels.

In New Zealand, the postal service was in its peak from the mid- nineteenth to late twentieth century. The Local Posts Act (1856) authorised provincial councils to set up local post offices. The buildings housing this service also played a role in the dissemination of mail and information. With the introduction of the telegraph and particularly the telephone, the communication facilities of telephone exchange buildings were significant, in so far as it was the means in which to bring people together without the need for face- to- face communication, and with much more expediency than had been imaginable before.

It is possible that Letts leased part of Allotment 121, east of Christian Road, from William Herman Polman Erikson<sup>61</sup> early in 1886, and arranged the building of a store there. An old house at 4 Christian Road is recorded as one of the options of the location for Lett’s store. It may have been expanded in January 1887, as “a large new

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<sup>55</sup> *New Zealander*, 5 July 1862, p. 1(1)

<sup>56</sup> *Daily Southern Cross*, 20 April 1870, p. 4

<sup>57</sup> p. 73

<sup>58</sup> *NZ Herald*, 15 March 1886, p. 6

<sup>59</sup> Ivan Clulee, *Post Office Buildings in the Auckland Province*, 2011, p. 68

<sup>60</sup> *Rugged Determination*, p. 74

<sup>61</sup> NA 34/268, LINZ records

store” was reported “on the southern side of the railway line,”<sup>62</sup> or the report simply confused “southern” with “northern”, and this refers to the Sinclair store, which appeared around that time. Unfortunately the house at 4 Christian Road was demolished in June 2016.

Letts does appear to have been involved with the establishment of a public hall however, at the time, and a reserve for this purpose was set aside on Crown land across the road.

Letts and his wife also operated the Swanson Temperance Hotel on Henry Smyth’s 10 acre site at Allotment 117, on the northern side of Swanson Road, just east of Knox Road (around 753-761 Swanson Road, half the site now part of the Redwood Golf Club course). This was leased from Smyth for £1 per week,<sup>63</sup> originally advertised for lease by Smyth in January 1886. When Letts left Swanson in April 1889, a Mr and Mrs Campbell took over both the store<sup>64</sup> and the hotel, renaming the latter the Falls Temperance Hotel,<sup>65</sup> with a reduced lease of 10/- per week. It was hoped that the hotel would offer accommodation to and be supported by the tourist trade to the waterfalls in the Waitakere Ranges; but the roads to the falls remained unformed and partially blocked by landowners until the mid 1890s. The Campbells left Swanson to take up the hotel at Henderson (taking the Swanson hotel’s name with them) in 1890.<sup>66</sup> The building remained empty for a time.

Possibly, a brief partnership between William Gaulter Monckton and F C Browne operated from Letts’ store c.1899-1901. Not much is known about these two men, apart from the fact that Monckton was recorded as a settler in Hobsonville in 1899 and in 1900,<sup>67</sup> and the partnership broke up in January 1900.<sup>68</sup> What had been the Swanson Hotel, but by then was used as a storage space by Robert Knox, burned down on 1 July 1902.<sup>69</sup>

#### **4.3.2 Martin’s Store**

In March 1886, storekeeper George Martin purchased 5 acres of Allotment 113,<sup>70</sup> a property just south of the railway line, today fronting O’Neill’s and Pooks Road. There was a tender advertisement the following month for a store to be constructed at Swanson, designed by architect Thomas H White.<sup>71</sup> While it is likely that this store was Martin’s, at this point there is no way of determining this. In September 1886,

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<sup>62</sup> *Rugged Determination*, p. 74

<sup>63</sup> *NZ Herald*, 17 October 1890, p. 6

<sup>64</sup> *NZ Herald*, 16 April 1889, p. 6. At the time, it was reported that there were only two stores in Swanson, the other being Sinclairs’.

<sup>65</sup> *NZ Herald*, 21 October 1889, p. 1 (7)

<sup>66</sup> *NZ Herald*, 17 October 1890, p. 6

<sup>67</sup> Electoral rolls for Waitemata, p. 46 (1899) and p. 37 (1900)

<sup>68</sup> *Auckland Star*, 19 January 1900, p. 8

<sup>69</sup> *NZ Herald*, 11 July 1902, p. 5

<sup>70</sup> NA 43/166, LINZ records

<sup>71</sup> *Auckland Star*, 8 April 1886, p. 1 (7)

Martin had the misfortune of an accident in Queen Street in the city where his leg was broken;<sup>72</sup> in February 1887, his land and buildings were up for sale,<sup>73</sup> on default of mortgage.<sup>74</sup> From the auction notice, we find that he had created a substantial enterprise on the property: a five-roomed house, shop, baker's oven, two-stall stable, gum store and "sundry outbuildings." The property was eventually purchased by Samuel and Eliza Taylor in May 1887, whose family retained the property until 1936.<sup>75</sup> It was subdivided after 1976, and today includes Patsy O'Hara Place.

#### **4.3.3 J & J Sinclair Store/Knox's Store and Bakery – 763-765 Swanson Road, 2 and 2A Knox Road**

James Patterson Sinclair purchased allotments 118 and 119, just to the west of Knox Road, in October 1883.<sup>76</sup> His brother and business partner John Boyd McMillan Sinclair died in April 1887,<sup>77</sup> just after the store first appeared in the newspapers.<sup>78</sup> Soon after the Falls Temperance Hotel just along the road closed down, James Sinclair saw the opportunity to add accommodation rooms to his store in 1891.<sup>79</sup> To that extent, he appears to have called his business the Swanson Hotel.<sup>80</sup> Baked goods and confectionery had already been added from 1889.<sup>81</sup> Sinclair left the district with his family to visit England in November 1901,<sup>82</sup> and sold the property to Robert Knox (c.1864-1943).<sup>83</sup> After a succession of owners, the store closed in 1958, and was used by a bottle and scrap merchant business until around 1970, when the old store was apparently converted into a bungalow.<sup>84</sup>

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<sup>72</sup> *Auckland Star*, 9 September 1886, p. 3

<sup>73</sup> *NZ Herald* 15 February 1887, p. 8 (1)

<sup>74</sup> NA 43/166

<sup>75</sup> NA 43/166

<sup>76</sup> NA 33/214

<sup>77</sup> *NZ Herald*, 21 April 1887, p. 5

<sup>78</sup> *NZ Herald*, 26 March 1887, p. 2 (7)

<sup>79</sup> *NZ Herald*, 9 January 1891, p. 3

<sup>80</sup> *Auckland Star*, 30 May 1900, p. 3

<sup>81</sup> *Rugged Determination*, p. 75

<sup>82</sup> *NZ Herald*, 5 November 1901, p. 6

<sup>83</sup> NA 33/214, LINZ records

<sup>84</sup> *Rugged Determination*, p. 76



#### 4.3.4 Foley's/Sugden/Corey & Thompson's/Beale & Co/Ponderosa Store - 704-706 Swanson Road

Part of the 86-acre Allotment 114, originally purchased in 1880 by George Stallard, the property was subdivided and this site sold by the Halvorsen family to Harry Arnold Robertson in 1911.<sup>85</sup> "Arney" Robertson built the store, and sold it to Charles Foley that year. The next owner was a Mr Sugden in 1915, and in the 1920s it became Corey and Thompsons. For most of the 20<sup>th</sup> century, the store served as the district's post office. There was an old house next to the store.

It was enlarged between 1948 and 1953,<sup>86</sup> and became the Ponderosa Store in the 1980s. It was replaced by a modern shopping block around 2004.<sup>87</sup>

Although a contemporary building, the form and scale of the Ponderosa shops contributes to the character of the commercial core of Swanson.



Figure 20: 704-706 Swanson Road, Ponderosa Shops developed in 2004

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<sup>85</sup> NA 23/67, LINZ records

<sup>86</sup> Comparison of aerals, WA-13194-G and 31839-F, National Library

<sup>87</sup> *Rugged Determination*, pp. 76-77

#### 4.3.5 “Wendy’s Tea and Candy Kitchen” -- 717 Swanson Road

Said to have been built by John Beecher Guy for his sister Charlotte in 1926, as a tea room, confectioners, and later lending library. Bob Guy took over the store and ran it as a grocer’s shop in the early 1930s, and then a Four Square. The family lived on the side of the building. It was a men’s hairdressing shop for a time after 1961, then converted as a rental home. In 2000, the front was converted once again to be retail premises.<sup>88</sup> In 2002 the building was renovated and named the ‘Signal Gallery’. It is currently a hairdresser once more.



Figure 21: 717 Swanson Road

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<sup>88</sup> *Rugged Determination*, pp. 80-81

#### 4.3.6 Calvert's Butcher Shop – 707-709 Swanson Road



**Figure 22: Calvert's Butcher, 709 Swanson Road**

A butcher's business was established at Swanson by William Calvert in 1924. The current building was constructed in 1935.<sup>89</sup> Prior to construction of the shop, Calvert had a vehicle from which he would sell and deliver meat to the local homesteads.

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<sup>89</sup> *Rugged Determination*, p. 79



## 5 WORK

This theme explores the history of work in Swanson from early European settlement in the mid-nineteenth century through to the present day.

### 5.1 Agriculture and Industries

#### 5.1.1 Agriculture

The settlement pattern, as determined by the government land sales from the 1880s, points to the intended agricultural use being low density, primarily grazing. However, early sales advertising for property in the area from 1882 makes reference to the land being suitable for orchards.<sup>90</sup> Wine-making in the Swanson district began just before the WWI, with Frank Bray producing his 1913 vintage, first from the district.<sup>91</sup>

One of the more well-known local winemakers was Milan Babic Yozin, who immigrated to New Zealand in 1926 at the age of 16. At some point in the 1930s, Yozin paid Robertson (see also 4.1.5 and 6.3.2) a deposit for the land, which was to become Yozin's orchard. Over the course of the late 1930s to mid 1940s, he developed an orchard providing several varieties of apples, pears and citrus fruit, and advertised that he offered freight by rail, taking advantage of the proximity to Swanson's station. He would only gain full title to the property in 1948<sup>92</sup>; but by August 1937 he was already entering and winning prizes at the Auckland Winter Show for his pears grown there in Swanson,<sup>93</sup> so it is likely he entered into an agreement with Robertson by around 1935.



**Figure 23: Yozin Winery, Swanson Road**

<sup>90</sup> *NZ Herald*, 1 November 1882, p. 2(2)

<sup>91</sup> *Rugged Determination*, p.120

<sup>92</sup> NA 212/15, LINZ records

<sup>93</sup> *Auckland Star*, 19 August 1937, p.18

In 1942, Yozin planted grapevines to supplement the orchard.<sup>94</sup> He was one of the first wine-makers in New Zealand. A Whites Aviation image from 1948<sup>95</sup> shows Yozin's shop and packing sheds under construction.

The house on the site has been dated as 1914,<sup>96</sup> it was likely to be an early home used by Robertson. It has been a Yozin family home from the mid 1930s.

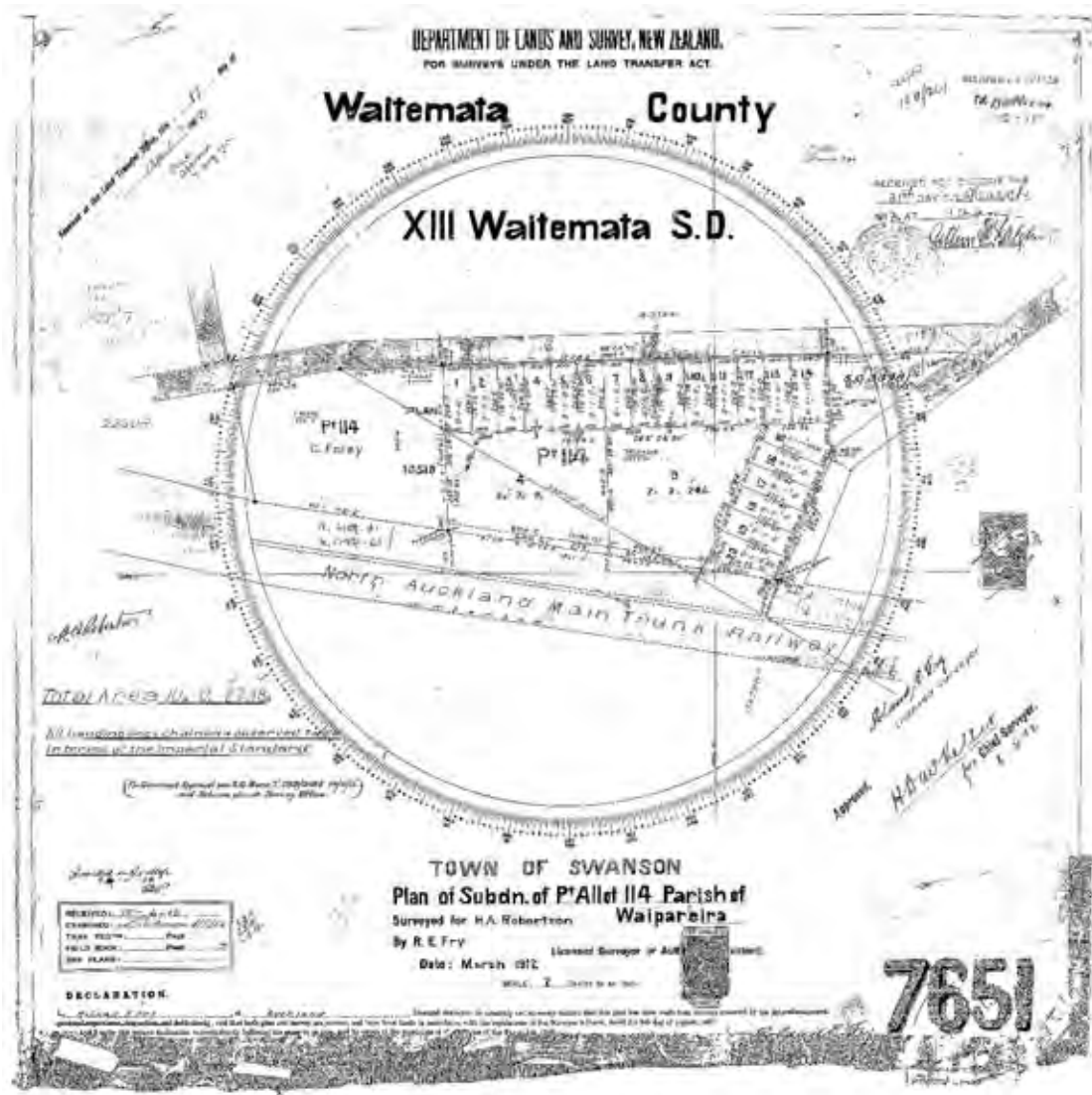


Figure 24: Plan of land subdivided by Robertson and purchased by Yozin, DP 7651

<sup>94</sup> *Rugged Determination* p122

<sup>95</sup> WA-13194-G, National Library Collection

<sup>96</sup> Photo on Council file. Rosalie Yozin has said it was built in 1912

### 5.1.2 Timber Industry

Timber milling was undertaken in the area from the 1850s at least, and possibly even earlier. William Swanson, from whom the village takes its name, set up an early timber mill.

Ebenezer Gibbons, who also built a sawmill, set up a tramline linking his bushlands in the Waitakere Ranges with the Swanson railway station in 1883, along with offices at the railway station itself.<sup>97</sup> Present day Tram Valley Road roughly follows the line of this tramway, later utilised by Auckland City Council during work on the dams in the Waitakeres.<sup>98</sup> Sawmilling within the study area lasted through to at least the 1970s, a sawmill existing at what is now 1 Wallace Road from mid the 1950s to around the 1970s/ 1980s.<sup>99</sup>

### 5.1.3 Gum digging Industry

Again, as with timber, kauri gum digging in the colonial era goes back to at least the 1850s, and progressed with the availability of rail and road links into West Auckland. Early settlers to Swanson in 1886-87 derived their chief means of support from digging Kauri gum and selling to the local stores<sup>100</sup>. The three early stores in Swanson; Letts' store, Martin's store and Sinclair's store, existed not only to provide services to the farming settlers, but also to purchase gum from the diggers.

In reaction to the influx of immigrants from Dalmatia, Slovenia, Croatia and Bosnia-Herzegovina onto the northern gumfields, the Government set up Kauri Gum Reserves in 1888, for the exclusive use of British and New Zealand-born diggers, setting high licence fees for "aliens".

There were several little settlements of gum diggers in and around Swanson, but they gradually drifted away following depletion of the reserves and the increase in village settlers<sup>101</sup>. Two of the early gum reserves, the Henderson Gumfields and Birdwood, were subdivided from 1914, once the gum supply had been depleted, as farmland.<sup>102</sup>

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<sup>97</sup> *Rugged Determination*, pp. 24-25; *NZ Herald*, 20 November 1883, p. 6

<sup>98</sup> See Map of Waitemata County, Roll 30A, LINZ records. According to notes from Henderson library, sourced by Ben Copedo of West Auckland Historical Society, the road was formed in 1914 from the then disused and mostly removed tramway, and the adjoining road reserve. West Auckland HS records.

<sup>99</sup> See *Map of Auckland west including Henderson, Glen Eden*, NZMS 17, National Library

<sup>100</sup> Berry, Mary McGrath (1929), *Old Swanson*

<sup>101</sup> *Ibid*

<sup>102</sup> *Rugged Determination*, pp. 28-29



## 6 WAYS OF LIFE

The broader *Ways of Life* theme covers a range of topics relating to activities within the community, including the development of churches and places of worship, educational facilities, entertainment venues, sport and recreation groups, community organisations, and places associated with remembrance of the past.

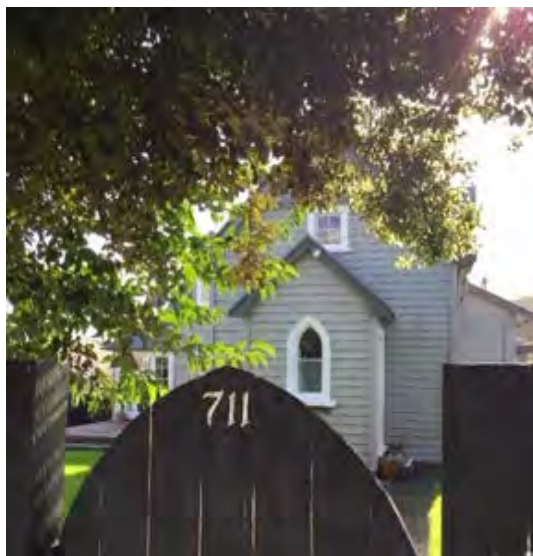
### 6.1 Religion and Worship

The earliest church was apparently one built by the local Catholic parishioners before 1899, near the junction of Swanson and Waitakere Roads. This burned down in 1906.<sup>103</sup> There are two extant early churches, although only one of them is still used for worship.

#### 6.1.1 Congregational/Methodist Church – 711 Swanson Road/2 Church Street

This was built in 1901 on land set aside by James Wilkinson. The former Church at 711 Swanson comprises a single storey, timber weatherboard, iron gabled roof structure with a dormer window on one side. Pointed arch windows are utilised on the main church walls. The building has been extensively modified but retains some of its original character.

It was taken over by the Methodist Church in 1956. In 1958 the hall and kitchen were added following fundraising by the local community. It was used over the years for variety of community purposes including community events, talent quests, school socials, wrestling events and even used by the girls brigade. In 1961 an annex was then added to the rear of the hall to be used as a kindergarten<sup>104</sup>. It was sold by the Methodists to private owners in 1976.<sup>105</sup>



**Figure 25: Congregational/Methodist Church**

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<sup>103</sup> *Rugged Determination*, p. 81

<sup>104</sup> Barfoot and Thompson, property information, March 2016

<sup>105</sup> *Rugged Determination*, p. 81

### 6.1.2 St Mark's Anglican Church – 705 Swanson Road

St Mark's Anglican Church was completed on 25 April 1924 and dedicated by the then Bishop, The Right Reverend A.W. Averill on 27 April 1924<sup>106</sup>. At the time the church had no lining, ceiling or furnishing, so pews were acquired and an altar made from an old packing case and covered with red felt.<sup>107</sup>

This church remains in use to this day.<sup>108</sup> It is built in the villa style of the early 20<sup>th</sup> century and is largely unaltered.



Figure 26: St Mark's Anglican Church

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<sup>106</sup> Church Gazette, Auckland Diocese, Vol LIV nos.6, Auckland, 2 June 1924, p. 90 provided by Celina Prokopetz

<sup>107</sup> Ibid

<sup>108</sup> *Rugged Determination*, p. 83

## 6.2 Education

The New Zealand education system has significantly developed adapted and changed over the past 150 years. Education has played an important role in communities as learning centres, and at a social level as a community junction point. In many instances, the first schools in the area, like many districts in New Zealand, were set up in church buildings or community halls as multifunctional structures. When means became available and space too scarce, purpose built structures were then constructed. Over time, additional buildings to accommodate growing rolls and changes in teaching and learning practices resulted in significant changes to many of the school buildings.

The *Education Act of 1877* was significant in that it allowed free, compulsory state education for children between the ages of seven and 13. This led to a programme of school construction across the country.

In 1888, the first school was built in Swanson on a 2-acre reserve between Swanson Road and the railway line, around 708 Swanson Road today. Tenders for the new school building were announced in the *Auckland Star* on 24 February 1888, the lowest tender by Alexander Robb was accepted.<sup>109</sup>

The first teacher was Miss Young<sup>110</sup>. An examination schedule from 16 July 1888<sup>111</sup> includes the following family names:

- Brown
- Hansen
- Hieatt
- Hunt
- Letts
- McGrath
- Meikle
- Mettam
- Murland
- Smyth
- Thomas
- Tiernay
- Wilkins

The school building was shifted across the road to the present site at 703 Swanson Road in March-May 1921.<sup>112</sup>

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<sup>109</sup> *Star*, 24 February 1888, p4

<sup>110</sup> Berry, Mary McGrath (1929), *Old Swanson*

<sup>111</sup> NZ Education Department, 16 July 1888

<sup>112</sup> *Rugged Determination*, p. 42

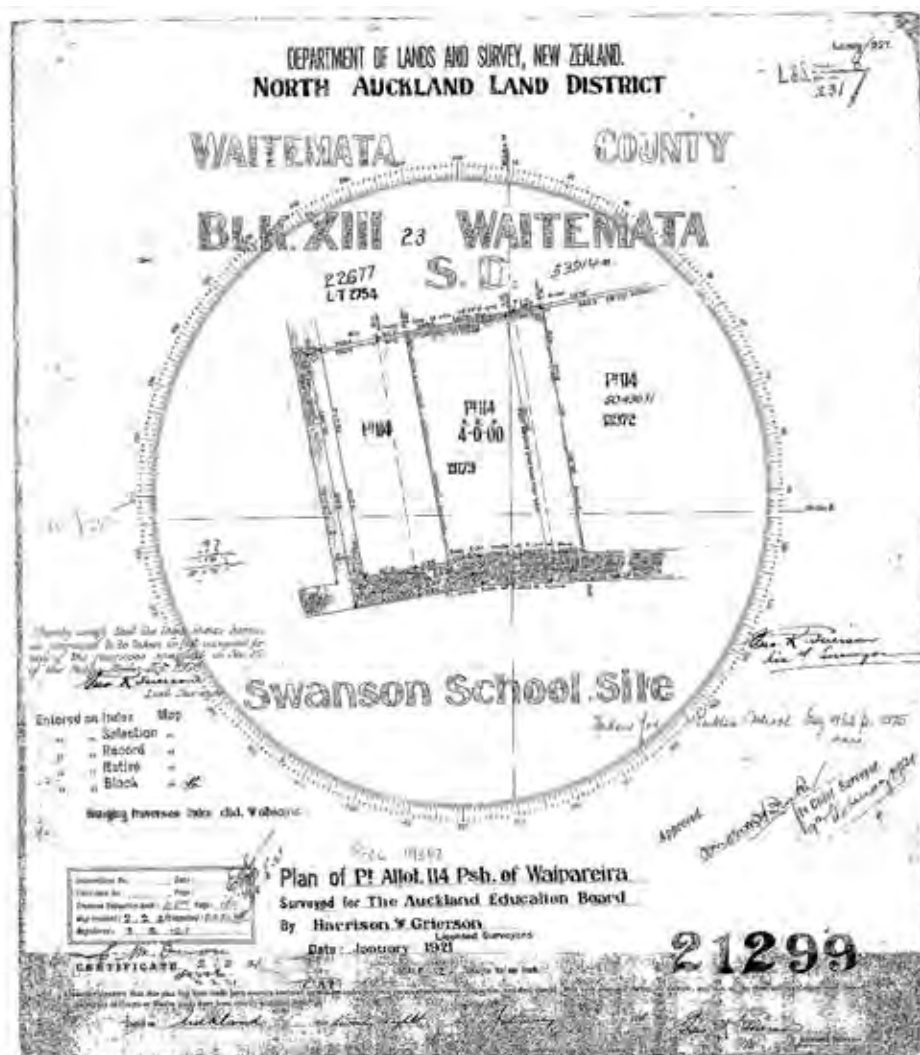


Figure 27: 1921 Survey of current Swanson school site<sup>113</sup>

## 6.3 Community Facilities and Organisations

### 6.3.1 Halls

The first public hall appears to have been sited in 1887, on a specially reserved area of land on Allotment 124,<sup>114</sup> at what is today 3-5 Christian Road, although apparently this was never built<sup>115</sup>. Store owner M W Letts applied to the Crown Lands Board for the site, which was granted in December 1886.<sup>116</sup> While there is no reference to this early public hall in *Rugged Determination*, a building on or near the site was used for public meetings by August 1887.<sup>117</sup> The last references to it appear to be as the

<sup>113</sup> SO 21299, LINZ records

<sup>114</sup> See SO 46148, LINZ records.

<sup>115</sup> Ellis, Dawn, anecdote July 2016

<sup>116</sup> *NZ Herald*, 3 December 1886, p.6

<sup>117</sup> *Auckland Star*, 27 August 1887, p. 2(1)



“public meeting room” in November 1887, when the plans for the district’s school were discussed.<sup>118</sup>

Robert Knox offered a section opposite the railway station as the site for a proposed new public hall in 1918. In the interval between 1888 and that point, rooms at the school had been used for public meetings.<sup>119</sup> In 1920, the Waitemata County Council applied to the ratepayers for approval of a special loan which included provision of a new hall; this was application was voted down.<sup>120</sup> When the school shifted in 1921, the Swanson Residents and Ratepayers Association took up a lease of an “unused Post Office storeroom, commonly known as the ‘old tin shed’, also referred to in some instances as the Swanson Public Hall.”<sup>121</sup> Whether this was what remained of the original public hall is not known.

The Swanson residents then proceeded to set up a company, Swanson Hall Limited, in 1926,<sup>122</sup> raised money through selling shares, and built the new hall for £377, on the present-day site of the RSA,<sup>123</sup> but located at the road edge. The hall served a multitude of community functions including the movies and dances which were held during the war, the front rooms were used as a shop to sell local produce and a library was sent up to exchange books to read. The first Doctor’s room was set up there, which meant Swanson residents no longer had to travel to Henderson to see a doctor.<sup>124</sup>

The RSA then purchased and refurbished the hall in 1964.<sup>125</sup> The hall was replaced in 1991 by the current RSA building.<sup>126</sup>



**Figure 28: Present RSA, on site of the 1920s Swanson Hall**

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<sup>118</sup> *Auckland Star*, 3 November 1887, p. 2

<sup>119</sup> *Auckland Star*, 30 March 1918, p. 4

<sup>120</sup> *Auckland Star*, 22 July 1920 p. 10 (4); *NZ Herald*, 1 September 1920, p. 6

<sup>121</sup> *Rugged Determination*, p. 90

<sup>122</sup> *Auckland Star*, 24 September 1926, p. 4

<sup>123</sup> *Rugged Determination*, p. 90

<sup>124</sup> Ellis, Dawn, anecdote July 2016

<sup>125</sup> *Rugged Determination*, p. 91

<sup>126</sup> *Rugged Determination*, p. 94

### 6.3.2 Sports and Recreation

The earliest recreation areas in the district were those parts of existing farms where the public was allowed special access: Stephen Spencer, Edwin Freeman, James Sinclair, James Smith and other farmers and settlers permitted paddocks they owned to be used for school sports days, picnics and the like, mainly from the 1890s. The Auckland Central Mission held a picnic and camp meeting in “Knox’s bush” at Swanson in 1909.<sup>127</sup>

Harold Arnold “Arney” Robertson purchased 44 acres just north of central Swanson in 1921 (possibly including the former Sinclair-Knox property off Knox Road), and set up the Swanson Park and Recreation Ground (later renamed Redwood Park in 1934 after the planting of redwood trees there).

During World War II, the park, was taken over by military authorities, the Army from December 1939 and the RNZAF from 1943. Apparently Mr Robertson Snr was informed by four uniformed men, on Christmas Day 1939, that they (the army) were taking over, and to have everything ready by the end of the year, as there were 1000 troops arriving from the National Military Reserve on New Year's Day.<sup>128</sup> The Army held occupancy of the park until 1943 when it was taken over by the RNZAF for bush warfare training. A large contingent of permanent staff was stationed there. Exercises took place at the rifle range and in the surrounding bush-clad hills and farmland as far as Bethells Beach.

The presence of the RNZAF had a big impact on the area, creating a hub of social life for the wider district, centred on the camp’s Saturday night dances and occasional grand ball events.<sup>129</sup> There was also a post office in the YMCA building, open from November 1943 to August 1945 when the camp was vacated. The facilities then returned to civilian use as a motor camp from 1946.

Redwood Park was also used after the WW11 for refugees and displaced people, who came to New Zealand from 1946-1965, living in the cabins, until they could move on from there to jobs and permanent houses. These included families in their numbers whose children attended Swanson School<sup>130</sup>

The park was sold by the Robertson family in 1971, when it became the Redwood Park Country Club, and later Redwood Park Golf Club.<sup>131</sup>

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<sup>127</sup> *NZ Herald*, 30 October 1909, p. 2 (8)

<sup>128</sup> *Rugged Determination*, pp 103-105

<sup>129</sup> *Ibid*

<sup>130</sup> Ellis, Dawn, anecdote July 2016

<sup>131</sup> *Rugged Determination*, pp. 101-107

The park and golf club continue to provide an important green backdrop to the north of Swanson's centre, which should be retained.



**Figure 29: Entrance to Redwood Park Golf Club**

## 6.4 Remembering the Past

Remembering the past is vital for determining who we are and from where we have come. Commemorative sites and objects may be significant for their social and community values, and may also have significance in relation to context and physical attributes. While the commemoration of historical events has been part of life in the area for many decades, with the passage of time, the conservation of places and structures of heritage value has taken on a greater importance in recent years.

### 6.4.1 War Memorials

On Saturday 15 November 1919, the then Prime Minister William Massey unveiled the WWI roll of honour for the Swanson district at the school. The roll featured the names of 27 soldiers, and one nurse (Miss L Mettam), who had served in the war. Over 40 men had gone to war from the district, but the organisers included only those regularly resident in the area. The roll of honour was kept at the school at the time.<sup>132</sup>

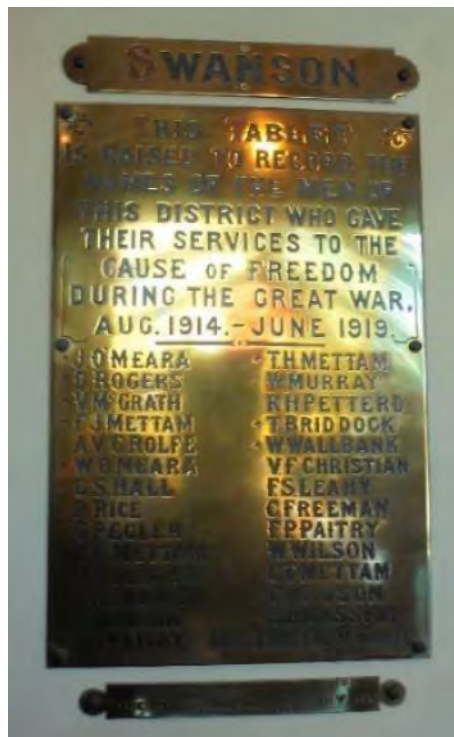


Figure 30: WWI Roll of Honour



Figure 31: WWII Roll of Honour

The roll of honour for WWII was unveiled on 22 June 1991 by Dominion Vice President N.Z.R.S.A. Ian David Cox M.B.E.

The rolls of honour for both WWI and WWII are now located at the RSA.

<sup>132</sup> *NZ Herald*, 17 November 1919, p. 6



#### 6.4.2 Cemeteries and Burial Sites

Cemeteries, burial sites and urupā mark the final resting place of people whatever their origins and status. The materials, design, craftsmanship and inscriptions of grave headstones and objects are a rich repository of information that connects us with previous generations and their pasts.

In May 1895, Swanson residents signed a petition calling for the Government to set aside land for use as a cemetery.<sup>133</sup> This was done by July 1897, with five acres set aside off what would later be known as O'Neill's Road, on the Henderson Gum Reserve. The residents immediately arranged construction of a mortuary chapel and fenced off the ground.<sup>134</sup> The first burials took place from December that year.<sup>135</sup> The first burial was; James Smith was buried December 1897. A local man who did his share of getting the cemetery in shape for the district.<sup>136</sup>

The Swanson cemetery, located at 54 O'Neill's Road, is recognised as a significant historic heritage site and scheduled as a category B historic heritage place.



**Figure 32: Swanson Cemetery**

<sup>133</sup> *NZ Herald*, 14 May 1895, p. 6

<sup>134</sup> *NZ Herald* 29 July 1897, p. 6

<sup>135</sup> *Rugged Determination*, p. 84

<sup>136</sup> *Ibid*, p 84

### 6.4.3 Early European Families

The history of early European settlement in the Swanson study area is woven into the previous chapters within this document. We are able to gain insight into some of the early European settler families in the Swanson area through prominently featured names in the cemetery. Some of the early families and their histories are set out below.

#### **Christian family**

Anthony Christian (1862-1954) took over a 500 acre block of land at the foot of the Waitakere Ranges in Swanson in 1896-1898, and used bullock teams to haul logs cut from the bush he owned to the railway station at Swanson. He accompanied the Auckland City Engineer on the first survey of the area for the future water supply dams.<sup>137</sup> Christian Road takes its name from Anthony Christian and the Christian family.

#### **Freeman family**

The Freeman family owned Allotment 14, "Ferndale Farm", in the northern Ranui area, and were local settlers from 1864-1954.<sup>138</sup>

#### **Greenhalgh family**

A baby daughter of Graham and Audrey Greenhalgh is buried here. The Greenhalghs started their bus company in the early 1950s on school runs from the Filter Station to Swanson School and later to Henderson High School. Graham often ran free buses for the community on Sundays, and for school galas. The company later integrated with Ritchies Transport Holdings Ltd.<sup>139</sup>

#### **Guy family**

John Beecher Guy (1872-1938) is buried here, builder of "Wendy's Tea and Candy Kitchen" on Swanson Road.<sup>140</sup> The Guy family arrived in Swanson in 1907, buying a 26 acre property, "Lealands", on the east corner of Swanson and O'Neill's Road. After World War I, John Guy worked for several years as part-time woodwork instructor for the Auckland Education Board and the Helensville Manual Training Centre. He was a member of the Swanson School Committee, much of the time that committee's chairman, a member of the local ratepayers' committee, trustee of Swanson Cemetery and member of the Swanson Hall Committee.<sup>141</sup>

#### **Mettam family**

One of the sons of John Tunnard and Lavinia Mettam lies buried in the cemetery; Albert Edward Mettam (1892-1966) and his wife Isabella (d. 1966). John Mettam was a rope maker for Donaghys in Auckland before marrying and moving to Swanson to set up a local rope-making business using flax. He was also engaged as a contractor

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<sup>137</sup> *Rugged Determination*, pp. 132-133

<sup>138</sup> Undated letter from E J Mitchell (née Freeman), West Auckland Historical Society collection

<sup>139</sup> *Rugged Determination*, p. 154

<sup>140</sup> *Rugged Determination*, p. 79

<sup>141</sup> *Rugged Determination*, pp. 134-135

on local roading projects, tunnel work for the dam project, as well as managing his own farm. Tram Valley Road was once known as Mettam Road.<sup>142</sup>

### **Tierney family**

The family name was originally O'Tierney. Laurence Tierney arrived with his family from Ireland in 1874, finding work as a groom on the Dilworth Estate.<sup>143</sup> By 1877 the family were living in a house in New Lynn, and the following year Tierney had set himself up in business as a horse-bus driver between the City and Avondale, expanding to employ other drivers and start up a run to Onehunga as well.<sup>144</sup> In September 1886, he successfully applied for Lot 164 of the Swanson Village Settlement, at the junction of Waitakere and Kay Roads,<sup>145</sup> and from that point on became heavily involved with the Swanson community, being one of the original members of the school committee who petitioned to see a school built in the district.<sup>146</sup> Bridget Tierney died from blood poisoning in 1904, and Lawrence Tierney died in December 1915.

#### **6.4.4 Interpretation**

Interpretation is one of the key mechanics for remembering the past. Interpretation can be in the form of static signage boards or plaques, however new opportunities are now possible with technology for far more interactive interpretation via a digital medium.

A key every day way that remembrance of the past can be achieved is through the naming of streets and public spaces, in particular in relation to streets and public spaces within new subdivision developments. A number of the streets within the study area are named after long standing local families or notable citizens. Some of the many examples include:

**Swanson Road** – named after William Swanson, who purchased land in 1854 and subsequently sold it in 1860 and from whom the stream and the locality are named after

**Christian Road** – named after Anthony Christian who settled in Swanson in the late 1890s. He was instrumental in the establishment of the future water supply dams in the locality.

**Knox Road** – named after Robert Knox, early settler and store owner. There is also Knox Memorial Park.

Knox Memorial Park would be an ideal site for interpretation to provide some historical account of the site and its connection to Robert Knox.

**O'Neills Road** - named after the O'Neill family. Allan Charles O'Neill was one of the early European colonialists, an Irish immigrant who arrived in New

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<sup>142</sup> *Rugged Determination*, pp. 128-129

<sup>143</sup> *Rugged Determination*, p 129

<sup>144</sup> *NZ Herald* 23 June 1880 p.8

<sup>145</sup> *NZ Herald* 6 September 1886, p. 6

<sup>146</sup> *NZ Herald* 5 November 1887, p. 4

Zealand in 1842, and surveyed the North Shore on behalf of the Government. He was a member of the Auckland Provincial Council and settled in Devonport peninsula. The eldest son of Allan Charles O'Neill, John Henry O'Neill was also a surveyor who settled in Waitakere in 1878, after a stint in the Thames goldfields. He was on the Waitakerei Road Board for five years, a member of the Waitemata Licensing Committee and twice chairman of the Waitemata County Council.



## 7 CHARACTERISATION OF SWANSON

Broad character areas were identified through mapping of age of buildings, location of scheduled historic heritage and trees, extent of natural heritage features, current and proposed zoning, location of infrastructure, topography and on site observation of the structure and built form of Swanson.

At the broadest level there are four character areas:

1. The hills to the north of Swanson village that provide an important backdrop, with regenerating vegetation. Views to this area are one of the prominent features of the urban structure of Swanson village, with the golf course providing open space at the base of the hills.
2. Swanson village, located within the valley floor on relatively flat land within walking distance of the railway station. This includes the commercial core and many of the older buildings, as well as a diverse array of building typologies and subdivision patterns.
3. The lower foothills of the Waitakere Ranges to the south of Swanson village. This provides a rural backdrop to the village comprising pastoral farming and large lots.
4. The upper foothills of the Waitakere Ranges to the south-west of Swanson village. This is characterised by extensive regenerating native vegetation. Dwellings are set back from the roads within heavily vegetated gardens.

New development within the lower and upper foothills of the Waitakere Ranges is subject to the Waitakere Ranges Foothills Design Guide, which is intended to assist landowners in making good choices about the design and layout of buildings within the Waitakere Ranges Heritage Area.



**Figure 33: Wider Character Areas**

The Swanson village character area (above) can be further broken into:

Commercial core – The commercial core is delineated by the Business zoned land within the village, to the east of the rail station. The area includes the earliest commercial and religious buildings developed in Swanson.

Swanson village does not have a typical mainstreet like that of many villages. It has a collection of retail and local services. There are some traditional shops, but many of the businesses have located within former residences. Lot sizes are varied. Buildings tend to be modest in scale, predominantly single storey with limited two storey such as the more recent Ponderosa shops. Buildings are varied in form, style, construction materials and overall appearance.

Character is derived from the street tree planting, the slowing of traffic through this area, the northerly aspect much of the commercial area enjoys and the backdrop of the hills on both sides of Swanson Road. It is enhanced by the smattering of scheduled buildings and other buildings of interest in the village.

Historic residential – The historic residential area represents the early subdivisions and development within Swanson village, including the residential part of Swanson Road, Knox Road and Church Road. This area also includes the Yozin orchard land, which is zoned for residential and is of significance both for the historic buildings (scheduled within the Unitary Plan) and for the shelter belt which is viewed by many locals as being the entry to Swanson village.

Early lots have been further subdivided, as evidenced by the varied lot sizes, building styles and construction materials. Lots range from 500m<sup>2</sup> to 1,500m<sup>2</sup>. The character area retains a variety of detached dwelling types and houses from a range of periods, from late 19<sup>th</sup> century through to current development. Dwellings tend to be modest in scale, predominantly single storey with only a few two storey dwellings. Architectural styles include early cottages, villas, bungalows, Moderne, and more recent infill, especially of the deeper lots fronting Swanson Road. One of the key unifying features is the mature vegetation within the private gardens.

The area is characterised by its relationship to Swanson Road and supported by the Redwood Park Golf Club, which provides a large area of open space and important visual backdrop to the north of all the early residential development.

Although different in size and style, buildings within the historic residential area are generally consistent in their location within the site and include a small to moderate setback. Some of the earliest dwellings are scheduled. Because this area comprises most of the older buildings within the centre of Swanson, it is the most sensitive to change.

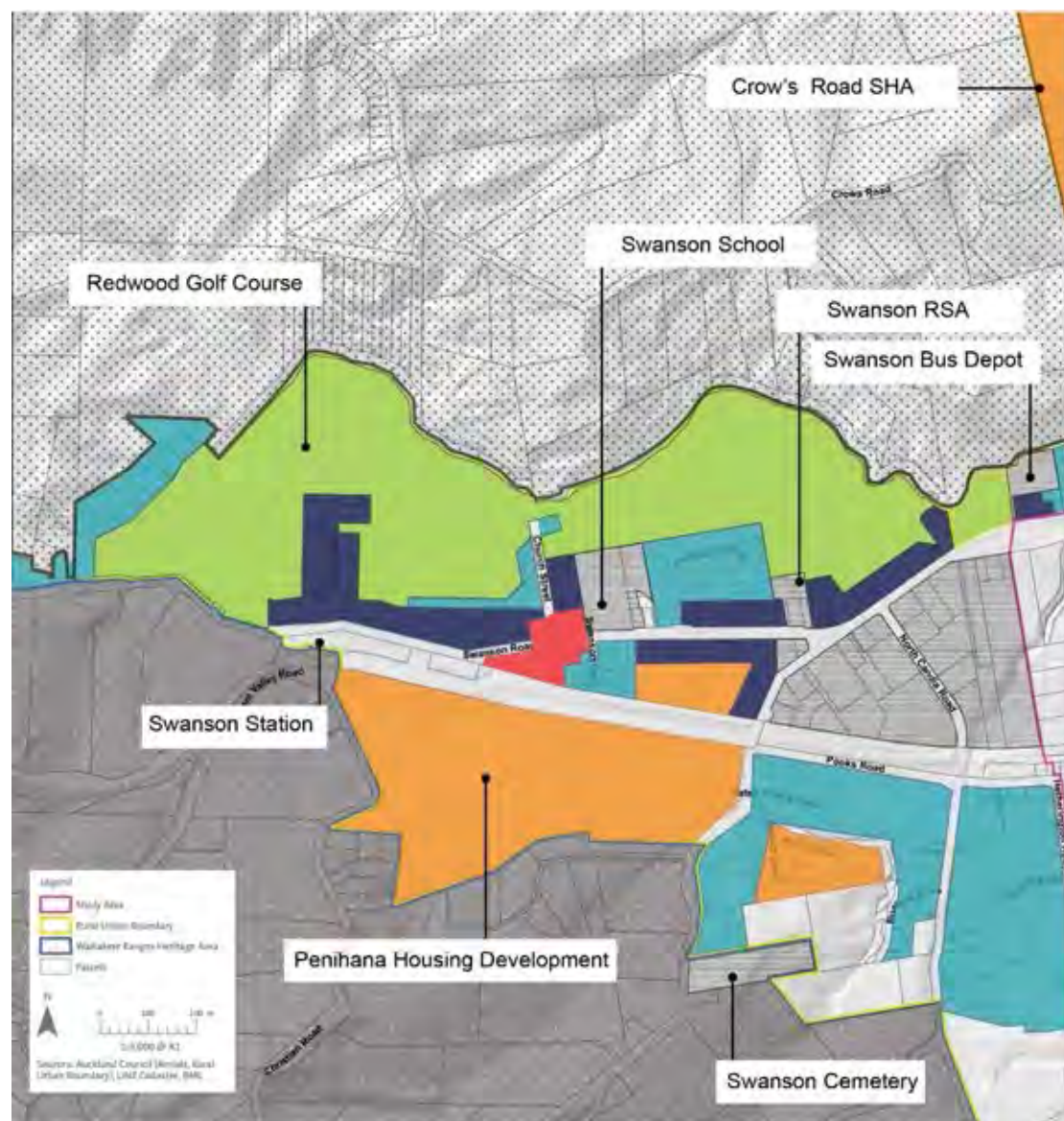
Consolidated Residential - The area identified as consolidated residential comprises the more recent developments built between 1960 and the present time, located within the Swanson village core around Church Street and on the eastern edge of the village in Swanson Oaks, Patsy O'Hara Place, Burtons Drive and Bradnor Meadows Drive. The area contains a varied collection of detached residential dwellings of one to two storeys, on lots averaging approximately 600m<sup>2</sup>.

Dwellings tend to have open, grassed front yards with low or no fences and a more suburban streetscape than the earlier rural village with a wide carriageway and formed footpath. The contemporary development of the Swanson area does not appear to reflect any particularly notable heritage themes at this point in time, other than illustrating the further expansion and development, therefore the guidelines do not specifically address this character area.

Future Residential - Future residential areas are those that have been identified for growth via planning tools or the Special Housing Areas. These comprise the Penihana development on the southern side of the railway line and a large block of land to the north of Swanson village accessed from Crows Road.

The land within these areas has traditionally formed part of the rural backdrop for the village. The nature and scale of transformation within these areas will have the greatest impact on Swanson village and therefore need to reflect Swanson's heritage

and character through references to places and names of significance and drawing in elements from the village and surrounding area that nurture sense of place.



**Figure 34: Swanson's local character areas**



## **8 OUTCOMES OF COMMUNITY ENGAGEMENT**

Engagement with those in the community interested in the history and heritage of Swanson was undertaken in the early stages of the project to ascertain places of value to local people. This was conducted via initial online survey, community workshop and ongoing discussions with key people throughout the duration of the project. There was also engagement with Fletcher Living, currently developing the first stages of housing within Penihana.

A community workshop was held on 29 June 2016. Outcomes of the community workshop are included as Appendix 3 to this document. Through engaging with local people at the workshop, and subsequent to it, additional information was obtained on scheduled historic heritage sites and places and several additions were made to the places of interest. Observations made by the attendees at the community workshop on built environment, sense of place and the natural environment as well as heritage have informed and influenced the Design Guide that is to be used in conjunction with this document.

## **9 OUTCOMES OF IWI ENGAGEMENT**

Ongoing engagement was undertaken with Te Kawerau ā Maki, as recognised mana whenua, throughout the duration of this project to gain a deeper understanding of cultural values attached to the study area, including sites and places of significance to the iwi.

Through the engagement process it was recommended that a Cultural Values Assessment be prepared. This document was subsequently commissioned by the Waitakere Ranges Local Board and prepared by Scott Lomas on behalf of Te Kawerau ā Maki Tribal Authority. It forms part of the overall package of work and should be read in conjunction with this document and the Swanson Heritage Design Guide. It has also informed sections 2.3 and 4.1.2 of this report.

## **10 FUTURE DEVELOPMENT**

The development of Swanson has not been static. It has occurred over many decades including recent subdivisions around the village core. However, to date these have been incremental, relatively small-scale subdivisions of one street at each time such as Redlands Grove, Swanson Oaks, and Patsy O'Hara Place. While the dwellings are larger than the early Swanson dwellings, the scale of these subdivisions is such that they have had minimal impact on the character of the place.

The latest two major residential developments that are underway on the edge of the village core are far more significant in scale. The expectation in terms of yield for these developments is substantially greater than the typical residential development in Swanson to date and therefore has the potential to dramatically change and erode the informal rural village character of Swanson.

Such developments need to draw from the established character of Swanson to sit comfortably in their surroundings. The findings will inform the design guidelines on what new types of development are considered appropriate and desirable within Swanson.

**Figure 35: Urban structure of Swanson's core**

Historically, the residential limits of Swanson’s core have provided a soft, ‘feathered’ transition to the wider rural landscape and the foothills of the Waitakere Ranges. With large scale, intensive developments on the periphery of the village core, these pose a risk of eroding the sense of a rural village through blurring of that urban/rural edge.

The original residential parts of Swanson village comprise modest dwellings on lots of between 500m<sup>2</sup> to 1000m<sup>2</sup>. For the most part the dwellings are simple forms of one-two storeys with a fine grain of architectural features and materials. The new developments contain larger building forms on smaller sites. The bulk, location and landscaping therefore runs the risk of being at odds with the existing built form.

Swanson and within Penihana comprise more formal street layouts and materials, comprising wider carriageways with footpaths and kerb and channelling on both sides, more typical of suburban subdivision than the informal rural village character of Swanson, risking eroding the rural character.

## **10.2 Opportunities and Recommendations**

The special qualities and character of Swanson are well recognised and valued by the community. This study provides an opportunity to define and enhance local character that builds on Swanson's history and strengthen its role as a gateway to the Waitakere Ranges. By identifying the character areas and providing suitable guidelines for those areas, this study provides an opportunity to reinforce Swanson as a thriving and viable rural village with more people to support the services, shops and infrastructure.

Community engagement has highlighted additional places of interest, included within a table as Appendix 2 to this document. Those sites requiring further research are identified in the table. People also mentioned they would like to see markers on early sites of significance that have shaped the development of Swanson such as the original site of the school and the original site of Swanson Hall (in front of the present RSA). This table provides a base line of sites, with some information that could be built on and incorporated into a heritage trail or future markers of the sites of interest.

Views to vegetated hills to the north and south are part of the landscape character of Swanson. There is an opportunity to strengthen vistas and the sense of green, whilst enabling development, by defining key view shafts.

New development can provide an opportunity to express the history of Swanson through not only naming of streets and public spaces, but also through creative design of parks and play areas that acknowledge the early development, industries and residents of Swanson. It is recommended that interpretation of the history of Swanson forms part of future guidance for open spaces in Swanson.

Finally, the Yozin property presents a huge opportunity for not only residential development for which it is zoned in the Auckland Unitary Plan, but also as a gateway to the centre of the village from the east and for interpretation. Feedback from the community workshop indicates that many local people value the shelter belt from the former Yozin orchard as an entry feature to Swanson from the east. It is recommended that further work be undertaken by both a qualified arborist and a historian to potentially schedule a group of these trees that could then provide a backdrop to future development and a connection to this historic landscape.

Two of the buildings on the Yozin property (refer to Appendix 1), namely the original homestead and the concrete winery shed are scheduled in the Unitary Plan. The land between the two buildings is also scheduled historic heritage extent of place. The shed is currently unused and could be considered for repurposing as a local museum or interpretation centre for the agricultural and viticultural history of

Swanson. The land fronting the road could be redeveloped as a public plaza space to give the building a strong presence. Auckland Council or Waitakere Ranges Local Board might consider purchase of the scheduled historic heritage buildings and extent of place to enable this to be restored and used as a public building. This would need to be explored further, agreed with the owners of the site and a business case prepared accordingly.



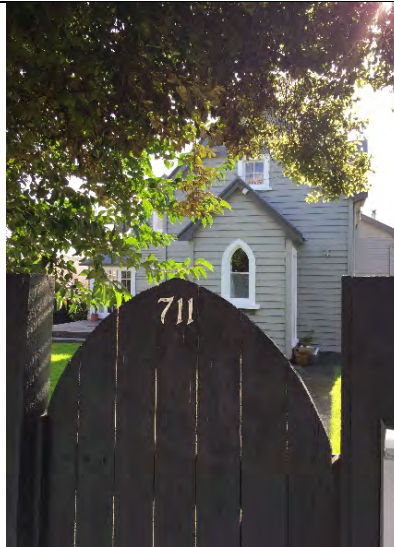
## **Appendix 1:**


### **Schedule of Significant Historic Heritage Places, Notable Trees, Outstanding Natural Landscapes in Swanson in the Auckland Unitary Plan<sup>1</sup>**




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<sup>1</sup> All sites are taken from the current Operative (in part) version of the Auckland Unitary Plan. The map in this appendix also shows the extent of the Waitakere Ranges Heritage area overlay and the Significant Ecological Areas (SEAs) – which are extensive and cover large tracts of terrestrial habitat to the north, west and south of the study area.

## Schedule of Significant Historic Heritage Places in the Proposed Auckland Unitary Plan

UID #	Address	Place Name	Category	Significance Criteria/notes	Image
<b>Swanson</b>					
UID 11 CHI 1323	66 Kitewaho Road and Tram Valley Road, Swanson*	Cassel Stream Rafter Dam	B	D Q11_490 Archaeological site of the timber rafter dam, constructed in the 1850s. Also referred to as Cassel Stream Driving Dam and Swanson Stream Rafter Dam. The site is located beyond the end of Tram Valley Road, under 66 Kitewaho Road.	
UID 63 CHI 3791	2 Church Street, Swanson 711 Swanson Road	Congregational Church (Former)	B	A,F Built as church 1901, became hall. It was a Congregational/Methodist church, single storey, gable roofed - oblong wooden building with front porch with flat roof. Foundation stones are still there by the church and hall (Dawn Ellis, July 2016). Used over the years for variety of community purposes. The hall and kitchen were added to the church in 1958, with funds raised by the local community. (Dawn Ellis, July 2016). Loss was felt when the building was sold in the 1970s. (Vivien Burgess, December 2016) It is of historical significance within the immediate	



				community as an example of the community and religious life of Swanson in the early 20th Century.	
UID 64 CHI 3376	710 Swanson Road, Swanson	Residence (Former)	B	A,F The 1940s-1950s art deco style building finished with cement render started in 1948. The concrete blocks are hand-made, by the Wests who built the house and lived there until recently (Vivien Burgess, December 2016). Residence of Jim and Jean West until purchased and used for the offices of Barfoot and Thompson. and Dawn Ellis.) A square bay is utilised at the front with a centred entrance and vertical and horizontal bands decorating the walls. (Ref. Auckland Council roll-over research)	

UID 65 CHI 3377	680-686 Swanson Road, Swanson	Yozin Winery Building and Residence	B	A,H MB Yozin, Swanson wholesale winemaker and industrialist. The concrete shed was constructed c. 1940s and has a decorative roof edge, single metal paned window and sliding door at front & side. There is an associated shed at back with corrugated iron gable roof & vertical weather-boards. <sup>2</sup> The site also includes the original residence. The latter is linked with Erikson & Halvorsen families, however the house was built by Arney Robertson from whom Yozin purchased the land <sup>3</sup> . Significant for early settlement and agriculture/viticulture industry	 
UID 66 CHI 3766	731 Swanson Road, Swanson	Residence	B	A,F Claimed to be 1870s in Auckland Council roll-over research – on part of larger double site purchased from the Crown in 1883, subdivided from early 1900s. House is located at the rear of the property and barely visible from the street. It is associated with the early development of Swanson. NB. House appears to be half the size in 1959 aerial, and indistinct in 1940 aerial	




<sup>2</sup> CHI information

<sup>3</sup> Information from Vivien Burgess, December 2016



UID 67 CHI 3367	749 Swanson Road, Swanson	Residence	B	<p>A,F Reported in roll-over research as late 19<sup>th</sup> century bay villa. Extent of place includes additional buildings – currently accommodates Fenmore saddlery. The house was apparently moved from Waihi to Swanson<sup>4</sup>. One of the first houses in Swanson, both this and 757 were connected with the Knox family who took over this property in the early 1900s. (Henry Smyth 1883, mortgage default 1896, J P Sinclair, Robert Knox 1901.) Although Henry Smyth owned the property and an early store building, he did not live in Swanson.</p>	
UID 68 CHI 3381	757 Swanson Road, Swanson	Residence	B	<p>A,F Likely to be 1900s due to land history. Believed to be an original cottage moved from Thames or Waihi. (Henry Smyth 1883, mortgage default 1896, J P Sinclair, Robert Knox 1901.)</p>	




<sup>4</sup> 50 Families Celebrating 50 Issues of Window on Swanson

UID 78 CHI 3790	705 Swanson Road , Swanson	St Marks Church	B	A,B,F,G St Marks Anglican church was completed on 25 April 1924 and dedicated two days later (apparently). The church remains in use to this day. <sup>5</sup>	
UID 88 CHI 3422	54 O'Neill's Road, Swanson	Swanson Cemetery	B	A,B,G By July 1897, five acres set aside for a cemetery in Swanson off what would later be known as O'Neill's Road, on the Henderson Gum Reserve. The residents immediately arranged construction of a mortuary chapel and fenced off the ground. <sup>6</sup> The first burials took place from December that year. <sup>7</sup>	
UID 89 CHI 3423	66 O'Neill's Road, Swanson	Residence	B	A,F c. 1890s villa associated with early development at Swanson. An early settler's house that is a representative example in this area of a bay villa.	

<sup>5</sup> *Rugged Determination*, p. 83

<sup>6</sup> *NZ Herald* 29 July 1897, p. 6

<sup>7</sup> *Rugged Determination*, p. 84

UID 90 CHI 3424	121 Christian Road*	Waitakere Filter Station, Swanson	B	A,B,F,G Built 1927, site of largest Kauri in the area. Originally constructed 1927, building contains original windows and doors. Form and scale representative of large 1920s industrial building.	
UID 253 CHI 17761	760 Swanson Road, Swanson	Railway Station	B	A,F The current Swanson Railway Station was moved from Avondale in 1995. Although this building has been associated with Swanson for a limited time, it has a long-standing association with the western line of Auckland's railway network. The original c1880 Class 5 station at Avondale appears to have been between 1884 and 1899. a series of additions and alterations, to accommodate changing uses and functions, had been undertaken up until 1928, when the Avondale Station appears to have reached its final form.	
UID 260 CHI 19286	75 Candia Road, Swanson	Residence	B	A,F In 1898 the NZ government set up two kauri gum reserves in the Swanson area. The site at 75 Candia Road was part of the original Henderson Gum Reserve, a 420 acre block enclosed by O'Neills, Coulter and Candia Roads. The land was part of	




				<p>the 1914 subdivision and it is likely the house was originally constructed around the same time<sup>8</sup> between the mid 1910s – early 1920s. The land was first purchased by Charles Oscar Cecil Madsen, upon his death transferred to Harry Jackson and by the mid-1930s was owned by the Belaich family. The house is a simple utilitarian single level cottage, which has the form and some of the features associated with bungalows from the second decade of the twentieth century. It is of value for its association with the early development of the area.</p>	
<p>* outside the defined study area, although acknowledged as part of greater Swanson and important in the development of Swanson</p>					

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<sup>8</sup> Matthews and Matthews Architects, Heritage Report for 75 Candia Road, March 2010, p. 1



## Schedule of Notable Trees in the Auckland Unitary Plan

UID #	Botanical Name	Common Name	Number of trees	Location	Legal Description	Image
1829	<i>Quercus Sp.</i>	Oak	1	4 Redlands Grove, Swanson	Lot 3 DP 117988	
1830	<i>Cupressus macrocarpa</i>	Macrocarpa	1	Swanson Road, road reserve outside 749 Swanson Road	Within road reserve	
2003	<i>Quercus Sp.</i>	English Oak	1	Located behind Ponderosa shops at 704-706 Swanson Road, Swanson	Lot 1 DP 166925	

## Outstanding Natural Landscapes in the Auckland Unitary Plan

Some of the southern edge of Swanson lies within the Waitakere Ranges outstanding natural landscape (no. 73). This provides a backdrop to the village and in turn Swanson is one of the gateway villages to the ranges.

Name	Location	Landscape type, Nature and Description	Elements, patterns, processes	Geological, Topographical	Ecological	Dynamic	Memorability	Naturalness	Expressiveness	Transient values
Waitakere Ranges and Coastline	Waitakere	<b>Hill country Wild nature/ cultured nature (hill country) Wild nature (estuary &amp; harbour) Wild nature(coastal)</b> A truly iconic landscape insofar as it is strongly and uniquely associated with the Auckland Region and includes a very extensive sequence of reemerging to mature native forest on hill country including Manukau Harbour margins, water catchments and lakes and a dynamic, dramatic West Coast. Excludes major areas of settlement e.g. Piha.	Coastal and inland ranges landforms with largely intact remnant indigenous vegetation reinforcing topography.	<b>High</b> Strong elevated relief as part of wider hill sequence extending into both the dramatic west coast "black sand" beaches and cliffs, and sedimentary Manukau Harbour coastal edge.	<b>High</b> Extensive areas of native forest, native shrubland and stream corridors, combined with enclosed harbour, and very exposed Tasman Sea, coastal margins. Natural sequence includes bays, wetlands, stream corridors, dune landforms, and native forest; home to a wide range of indigenous species.	<b>Very high</b> Signature West Coast landscape combined with very extensive native forest/ ranges landscape.	<b>Very high</b> An iconic Auckland landscape that is very strongly linked to the identity of the wider region. Very marked naturalness values and strong interplay of underlying topography with areas of bush and more peripheral pockets of pasture. Dramatic sequence of coastal landscapes.	<b>High</b> Strong sense of naturalness evident in the forest together with the terrain linked to both Tasman Sea and Manukau Harbour margins.	<b>Very high</b> Very strongly articulated greywacke hill landforms and water catchments overlain with forest and coastal margin sequences.	<b>High</b> Highly atmospheric interaction with both the Tasman Sea and Manukau Harbour, affected by weather and light conditions, time of year/ day. Abundant coastal and forest birdlife.







## **APPENDIX 2: Places of Interest List**

### **Prioritisation**

A prioritisation process has been applied to determine which places set out in the *places of interest* list should be recommended for further research and evaluation. Places have been given a priority from 1(highest) to 3 (lowest). Priority 1 or 2 ranking places are determined to be worthy of additional work outputs, with a focus on seeking statutory outcomes. Places identified as having a priority 3 ranking are not recommended for further work in the short to medium term; non-statutory mechanisms might therefore be a more appropriate method of recognising priority 3 places. There may be priority 3 places that are found to possess significant heritage values if additional information becomes known at a future date, therefore priority 3 places should not be ruled out completely.

### **Why Prioritise?**

Prioritisation is an important element in the decision-making and rationalisation process of place identification. It is not viable or appropriate for all places to progress for extensive evaluation, despite the place being identified as being of some thematic interest, in the context of this Heritage Survey. Robust evaluations require considerable time and resources, which is why it is neither appropriate nor possible to consider all places in further detail.

### **Intended Audience**

The following *places of interest* list aims to provide a starting point for the Council, Waitakere Ranges Local Board, community interest groups, land owners and other interested individuals, to understand prioritisation of places not currently subject to statutory management, which are identified through the survey. These can then form the topic of further research and potentially for interpretation as part of the historic development of Swanson.

### **Methodology and Criteria**

The list has been broken down into respective themes (as defined by the *Historic Context and Background Report*). Where a place relates to multiple themes, it is listed under its primary theme, with reference to additional themes of significance noted beneath.

The following methodology has been applied to determine the ranking of places on the *places of interest* lists based on what is known at this given point in time. Reference is made to both the priority level and the key applicable sub-criteria in the *places of interest* lists under the 'priority level column'.

All priority 1 places should generally meet criterion (a), in relation to having a very high likelihood of qualifying as a category A or B *significant historic heritage place*.

Only those criteria which are of direct relevance to assigning the given priority level are noted in the 'priority column'.



Seven key elements have been considered (in no hierarchical order) which relate to:

- (a) Significance/Heritage values
- (b) Integrity
- (c) Appropriateness of potential statutory management
- (d) Information accessibility
- (e) Rarity
- (f) Community esteem
- (g) Risk and threat

## 7.2 Priority Levels

**Priority 1: Indicates the place is at greatest need for evaluation**

- (a) Demonstrates historic heritage values under one or more criteria, and is highly likely to qualify as a category A or B significant historic heritage place
- (b) Where relevant, the place illustrates a high level of integrity, intactness and/or context
- (c) Statutory management (ie: scheduling or other such tools) would be an appropriate mechanism to manage the place's heritage values.
- (d) Has a high level of accessible supporting historical information and records
- (e) Is rare or unusual, or relates to a significantly under-represented theme in the locality and/or across the region
- (f) Has been identified to date as being held in esteem by a community or group
- (g) Is at high potential risk or threat of modification (This is based on variables such as zoning and other relevant planning controls, occupancy and condition etc)

**Priority 2: Indicates the place may warrant future evaluation**

- (a) Potentially demonstrates historic heritage values under one or more criteria, and may qualify as a category A or B significant historic heritage place, pending further investigation
- (b) Where relevant, the place illustrates a moderate level of integrity, intactness and/or context
- (c) Statutory management (ie: scheduling or other such tools) may/ or may not be an appropriate mechanism to manage the places heritage values; further planning matters may need to be explored (i.e.: designations etc)
- (d) Some initial supporting historical information and records are known about the place. Significantly further research is required to ascertain the full values of the place. Further research avenues may be limited

- (e) May form part of a wider grouping or collection that is of interest, but not necessarily presently rare or endangered in the locality and/or across the region; its level of contribution to this theme is not fully known, or the wider theme itself is not well understood beyond this local context
- (f) May have potential to be held in esteem by a community or group. This has not been scoped or established to date
- (g) Level of potential risk or threat of modification is moderate. (This is based on variables such as zoning and other relevant planning controls, occupancy and condition, etc)

### **7.2.3 Priority 3: Indicates the place is not recommended for consideration for evaluation at this time**

- (a) Possesses limited historic heritage values, and has a low probability of qualifying as a category A or B significant historic heritage place
- (b) Clearly lacks integrity, intactness and/or context
- (c) Statutory management does not appear to be the most appropriate tool by which to manage the heritage values of the place
- (d) Minimal supporting historical information and records have been obtained, or are unlikely to be easily obtainable to further the evidence base for determining overall historic heritage significance
- (e) Is not a rare or endangered form of historic heritage either locally and/or regionally. Is of little thematic significance to the historical development of the study area; or it may be thematically interesting within the locality but there is a lack of information to support this
- (f) The place does not appear to be held in high public esteem based on the knowledge known to date
- (g) Minimal potential risk or threat of modification at this time. (This is based on variables such as zoning and other relevant planning controls, occupancy and condition etc)

### **Future Evaluations of Heritage Significance**

Any future evaluations will be undertaken in accordance with the most up to date evaluation methodology and criteria at that given point in time. At present, the following historic heritage significance criteria, set out in the notified Proposed Auckland Unitary Plan are:

#### **a) Historical**

*The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.*

#### **b) Social**

*The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.*

#### **c) Mana whenua**

*The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.*

**d) Knowledge**

*The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.*

**e) Technology**

*The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.*

**f) Physical attributes**

*The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.*

**g) Aesthetic**

*The place is notable or distinctive for its aesthetic, visual, or landmark qualities.*

**h) Context**

*The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.*

**Evaluation Methodology**

Should evaluations take place, alongside these criteria above, the most up to date evaluation methodology should be consulted by the evaluator in relation to further details relating to guidance on undertaking an historic heritage place evaluation, including producing a statement of significance, guidance on inclusion and exclusion indicators in relation to each criteria, thresholds and the mapping approach to 'extent of place'.

**Places of Interest List**



The following list of places and associated notes are intended to provide a short summary of information gathered through this survey exercise. It is therefore recognised that this information is not necessarily wide encompassing and detailed.

**Notes:**

*\*Street addresses are based on the number allocations set out in the Auckland Council GIS viewer as at the time of this survey.*




*\*Photographs have been taken by Boffa Miskell staff during the project unless noted otherwise. Aerials are extracted from the Auckland Council GIS, aerial photography*



## PLACES OF INTEREST LIST<sup>1</sup>



Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
4 Church Street	House		3378	Unusual bach-like dwelling From CHI - flat roof timber weatherboard house with covered verandah fancy fretwork, timber casement windows with leadlights. Earliest family connected with this cottage is the O'Meara family, one of the early railway families. The Thorpe family also lived here (from Bill Cuckson via Vivien Burgess). Further information required to confirm dates and owners.	Building the Place – early residential	2 (b),(d),(f)
51 Crows Road	House			Two-storey building, appears on 1996 aerial but not 1940. May have been moved to the site	Building the Place – Residential -	3




<sup>1</sup> This list has been informed by site visits, review of historic information and input from local residents in particular Dawn Ellis, Anko Hanse and Corrie Cook. These are largely residential dwellings, but also include businesses, all associated with early development of Swanson.





Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
<b>1 Parklands Ave</b>	House			Villa. Relocated from elsewhere. Not early Swanson.	Building the Place - Residential	3
<b>4 Christian Road</b> (1886 – according to Dawn Ellis)	Building		19825	Linked with Erikson & Halvorsen families. A store operated from here for a short time in the late 1880s.	Building the Place - Early residential/ commercial	As of June 2016, building has been demolished. Auckland Council archaeologist investigating to see if any archaeological interest.
<b>723 Swanson Road</b>	House			Early-mid-twentieth century residence. Further research recommended through land titles.	Building the Place – Residential development	3




Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
729 Swanson Road	House		3380	Locally known as Wayside Cottage. Single storey, oblong gable roofed wooden building - verandah across front and back. Heavily modified - with aluminium windows, new weatherboards. Further research recommended to establish if any heritage value.	Building the Place – Residential development	3
735, 735A and 737 Swanson Road	House		3373	Transitional villa/bungalow. Has little street presence as hidden behind a dense hedge. Opens to the west onto shared driveway. Vivien Burgess believes it was relocated and that it is the house behind it (735A) that is the original, or possibly 737 as that is on the 1940 aerial. Apparently a Mrs Legg used to live at 737 Swanson Road. Further research recommended, however given the lack of street presence, values may be limited.	Building the Place - Residential development	2 (b),(e)




Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
739 Swanson Road	House	 		<p>Bungalow</p> <p>No. 739 is situated towards the rear of its original lot and is now obscured by a relocated bungalow and heavy vegetation. The house has lost its original lot context, as the front section has been subdivided and a bungalow relocated in. The dwelling has the potential to be a tangible reminder of the area's twentieth century settlement and subsequent development. It was possibly the homestead of a small farm holding, or the home of Keith and Gloria Robertson who took over the running of Redwood Park from Keith's father Arney Robertson (Vivien Burgess is checking this with the Robertson family). QV dates the property to 1925, which would make it a contemporary of the bungalows at no.'s 743-747 Swanson Road.</p> <p>Further research is required.</p>	Building the Place – Early residential development;	2 (b),(e)



Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
743-747 Swanson Road	Houses	 <p>743 Swanson Road</p>  <p>745 Swanson Road</p>  <p>747 Swanson Road</p>		<p>A group of three adjacent bungalows, sited opposite the Swanson railway station.</p> <p>The group of bungalows are not highly visible from the public realm, however from a comparison of Auckland Council GIS aerials it seems that the bungalows retain their original form.</p> <p>Apparently the bungalow at 747 had a shop in its front room at one point, known as Church's Cash store (Vivien Burgess and Dawn Ellis, 2016)</p> <p>745 was formerly the home of the late local historic Ben Copedo, born in 1927. Apparently Mrs O'Meara built it (Vivien Burgess)</p> <p>As a collection the bungalows have the potential to be a tangible reminder of the area's twentieth century settlement and subsequent development.</p> <p>Further research is required to ensure these remain part of the streetscape associated with the early development of the centre of Swanson.</p>	Building the Place-Residential development;	2 (b),(e),(f)





Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
<b>763-765 Swanson Road, 2 and 2A Knox Road</b>				<p>Site of the Sinclair/Knox store from 1887. Potentially an archaeological site however has been redeveloped for housing.</p> <p>Opposite corner is Knox Memorial Park commemorating Robert Knox.</p> <p>Knox Memorial Park could be further enhanced with an information plaque about Robert Knox and the history of his association with the place.</p>		3
<b>688 Swanson Road</b>	House	 688 Swanson Road		<p>Late 1940s/early 1950s spec house, constructed in situ of concrete blocks (information from Dawn Ellis). According to Dawn, 688 was the house for the Swanson School Headmaster's family.</p> <p>Further research is required and the role of the dwelling in relation to education could be highlighted.</p>	<p>Building the Place - Residential development;</p> <p>Ways of Life - Education</p>	2 (b),(d),(e),(f)

Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
690 Swanson Road	House	 690 Swanson Road		690 was built in 1952 by Ken Corfield (Vivien Burgess, December 2016) Further research is required.	Building the Place - Residential development;	2 (b),(d),(e),(f)
17 Tram Valley Road	House and land			Old farm house dated 1915 associated with Olaf Peterson's family. Olaf Peterson was an early and well known New Zealand photographer from Swanson. (information from Dawn Ellis)  Further research is required.	Building the Place – residential development;  Land and People	1 (a),(f)
45 Christian Road	House and land			Early residential dwelling dated 1928, associated with Henry Winkelmann, an internationally acclaimed New Zealand photographer who owned this land from 1917 until his death in 1931 and whom lived in Swanson upon his retirement in 1928.	Building the Place – Residential development;  Land and People	1 (a),(f)

Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
23 Candia Road	House			Bungalow on the hill. Belonged to two brothers who owned an orchard. (information from Dawn Ellis)	Building the Place – residential development	3
49 Candia Road	House			Early residential dwelling. Built 1917 of kauri. Newer addition on upper level (heavily modified which may impact on integrity from heritage perspective). Native trees planted around 1920s in front of house (information from Dawn Ellis, 2016)	Building the Place – early residential development	2 (a),(d),(f)
60 O'Neills Road	Derelict house		3374	Early 1900s settler's cottage plain square front, gable roof, front symmetrical - 2 double hung casement windows, central door. Large pine tree at street front. Derelict building. Remnant of early settlement.  Further research recommended as this is iconic in local landscape.	Building the Place – early residential development	1 (a),(f),(g)


Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
162 Pooks Road	House			<p>Old homestead associated with the Burton family, one of Swanson's early families.</p> <p>Further research required.</p>	Building the Place – early residential development	2 (a),(b),(d),(f)
2 Kay Road	House			<p>Original farmhouse from 1880. Owned by only two families (information from Dawn Ellis). The original cottage was built for the Teirney family and occupied by the Kay family from 1916 (information from Vivien Burgess)</p> <p>This location is the logical gateway to the Waitakeres at the western end of Swanson and a significant building for its history and historic associations.</p>	Building the Place – early residential development	2 (a),(f)




Address and/or Legal Description	Item	Image	CHI	Notes	Theme(s) and sub theme(s)	Priority Level (1,2 and 3)
103 and 105 Christian Road	Houses	 <p>103 Christian Road</p>  <p>105 Christian Road</p>		<p>Associated with the Waitakere Filter Station. Remainder of 4-5 houses built to house workers at the filter station.</p> <p>Further research required. 105 of particular interest as incorporates track associated with the pipeline from the filter station.</p>	<p>Governance &amp; Infrastructure;</p> <p>Building the Place – residential development</p>	2 (a),(d),(e),(f)

<b>707/709 Swanson Road</b>	Calvert's Butcher Shop		3426	<p>From CHI – Calvert's butcher shop. Brick shop - painted one side, stands on own, white tile on front facade, plaster facade above verandah, plain brick on side facing church, casement window, gable corrug. iron roof behind façade. A butcher's business is said to have been established at Swanson by William Calvert in 1924. This building was constructed in 1935.<sup>2</sup></p> <p>Before they had a shop, they sold meat from their vehicle direct to the homesteads. The Calvert family home was situated behind at 3 Church Street. This was built in the late 1920s. According to Vivien Burgess Bill Cuckson's wife Rhoda nee Calvert was born there in 1931.</p>	Building the Place - Commercial and retail development	1 (b),(f)
<b>717 Swanson Road</b>	Small shop			John Beecher Guy built this shop in 1926 for his sister. She named it 'Wendy's Tea and Candy Kitchen' and sold a number of confectionaries and drinks. She later added a small lending library. Bob Guy took over the store in the early 1930s and ran it as a grocery business, with a residence along the side. In the 1960s the building was rented out as a residence and in August 2000 the front section	Building the Place - Commercial and retail development	2 (a),(d),(f)

<sup>2</sup> *Rugged Determination*, p. 79

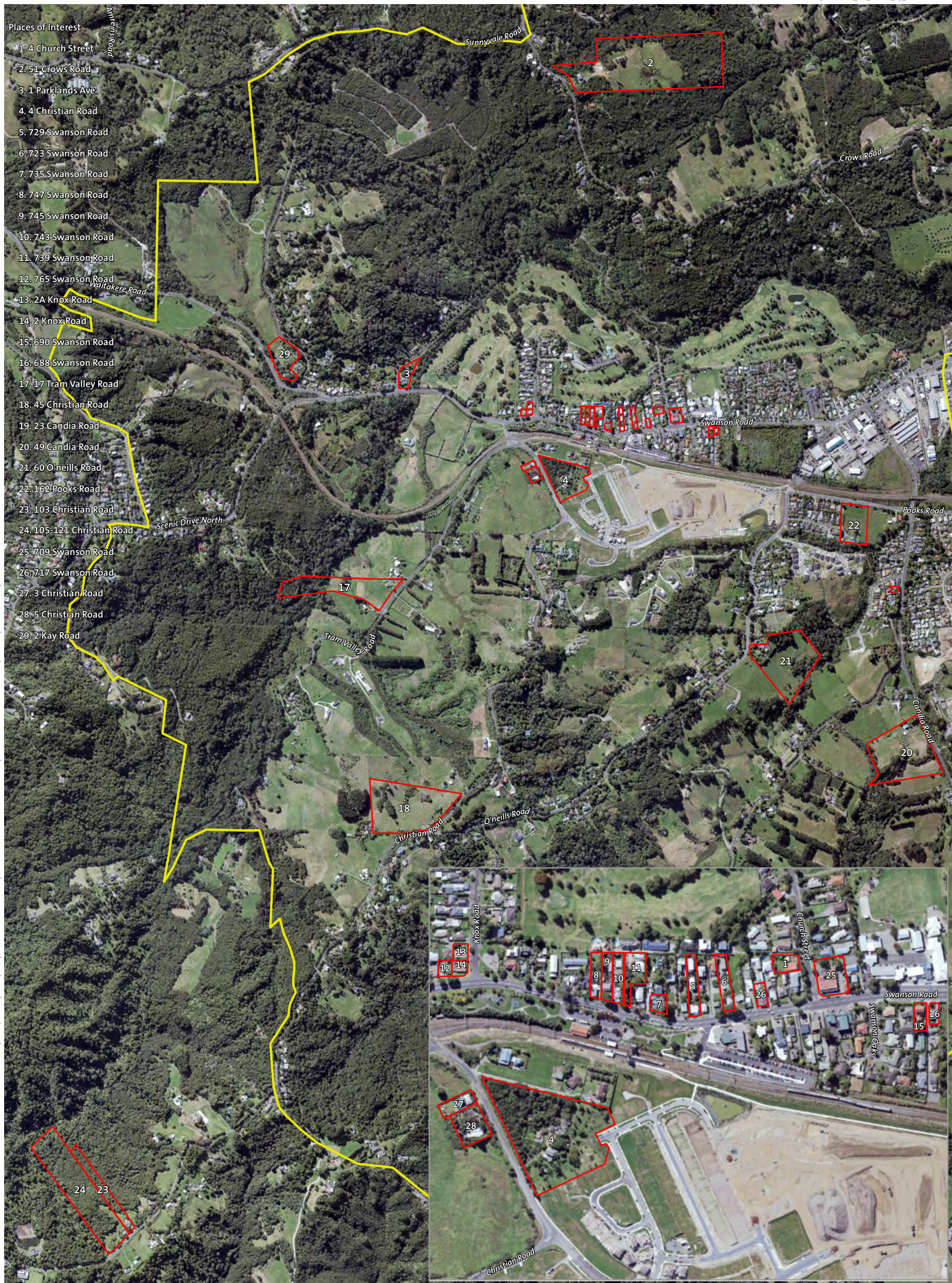
			<p>was converted back in to a shop. The property was used as premises for a number of businesses until 2002 when it was completely renovated and named the 'Signal Gallery'. It is currently a beauty salon.</p> <p>According to Vivien Burgess, Bob Guy is also associated with a number of dwellings on the southern side of Swanson Road, opposite the shop. These are 708, 712, 714 and 716 Swanson Road, all of which are now zoned Local Business. This zoning makes the buildings vulnerable to demolition and removal and therefore it is recommended that research be undertaken to enable a reminder of these in the future.</p>		
<b>3-5a Christian Road</b>	Site originally gazetted for public hall		<p>Public hall site gazetted 1887. But the Hall was never built.</p> <p>In the 1920s Swanson residents made a company, (Swanson Hall Ltd) which funded the hall, finally built in 1926 on the same site as the current RSA at 663 Swanson Road. See SO 2914, SO 46148, DP 42747.</p>	Community Facilities and Organisations - Halls	3

13 Knox Road	Redwood Park, Golf Course		<p>Harold Arnold “Arney” Robertson purchased 44 acres just north of central Swanson in 1921, and set up the Swanson Park and Recreation Ground (later renamed Redwood Park in 1934 after the planting of redwood trees there). During World War II, the park was taken over by military authorities, the Army from December 1939 and the RNZAF from 1943. The facilities then returned to civilian use as a motor camp from 1946. The park was sold by the Robertson family in 1971, when it became the Redwood Park Country Club, then Redwood Park Golf Club.<sup>3</sup> Still an active golf course, the park forms an open backdrop to the north of Swanson village.</p>	Community Facilities and Organisations - Sports & Recreation	1 (a),(b),(d),(f)
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<sup>3</sup> *Rugged Determination*, pp. 101-107



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### Appendix 3: Swanson Heritage Survey: Feedback from community engagement on 29 June 2016

Here's what local people told us they value about Swanson. These points are grouped into themes, for better understanding.

Sense of Place	Heritage	Natural Environment/Landscape	Built Environment
<ul style="list-style-type: none"> <li>• Wide uncluttered roads with wide grassy verges/grass berms</li> <li>• Retain the rural aspect, including vegetation, flowers etc.</li> <li>• No traffic lights please, design roads in a 'heritage friendly' way</li> <li>• Need quality local shops such as artisan bakery, green grocer, organics shop, and keep Calverts butcher</li> <li>• Village centre, spacious, picturesque, ample parking</li> <li>• Places to gather and chat</li> <li>• Want Swanson to be a destination: a location for day trips by train for families</li> <li>• Want Swanson to be a destination: trees, parks, gateway to ARK, tramps</li> </ul>	<ul style="list-style-type: none"> <li>• Maori sites of significance including lookout site for Te Kawerau on the southern slopes above the valley floor, pa and food pits etc.</li> <li>• Waitakere Tramline - out of boundary but an integral part of Swanson heritage. Built 1911. Untapped educational source (Christian Rd)</li> <li>• Original site of school to be marked and acknowledged</li> <li>• Original site of Swanson Hall (in front of present RSA)</li> <li>• Military fuel tank AR7 Tunnel Hill - Recorded in Swanson School Reunion Books</li> <li>• Corner of Waitakere Rd and Kay Rds old farm (dating back to the 1880s), the house is the first driveway on Kay Rd</li> <li>• Save all old houses from the 1900s</li> <li>• Playground on corner of Knox Rd and Swanson Road should be called "Knox's Corner" after</li> </ul>	<ul style="list-style-type: none"> <li>• Swanson Stream in foothills behind school/golf course could be a focus</li> <li>• Views to the Waitakeres and lower foothills - the lower foothills behind the school across the golf club is an important vista</li> <li>• Increase street trees - particularly around the centre</li> <li>• Retain a vegetated entry into Swanson - the hedge along the Yozin's property is a significant visual entry to the village.</li> <li>• Extend area to include top of Candia, Coulter and Vineyard Roads</li> </ul>	<ul style="list-style-type: none"> <li>• Low houses (1-2 storeys), widely spaced apart, lots of green gardens</li> <li>• Space for everyone, not "sardines"</li> <li>• Best of past applied to buildings of now and future</li> <li>• High quality buildings, character houses</li> <li>• Would like to see Swanson more upmarket attractive village centre like Titirangi</li> <li>• Swanson shops done up like Redwood café - organic shop</li> <li>• Reduce fencing heights, promote community connection</li> <li>• Personal freedom to do what you want with your property without unnecessary</li> </ul>

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• A restaurant that is open at night</li> </ul> | <p>Robert Knox who owned the Knox General store and Polling Booth</p> <ul style="list-style-type: none"> <li>• Waitakere Tramline - out of boundary but an integral part of Swanson heritage. Built 1911. Untapped educational source on Christian Rd</li> <li>• St Marks Church - lovely heritage building, picket fence with Lynch Gate</li> <li>• Garage on corner of Swanson/ O'Neills Roads i.e. the mechanics attached to the petrol station]</li> <li>• Protect Yozin site</li> </ul> | <p>impositions and restrictions ensure the pioneering Spirit of Swanson is retained</p> <ul style="list-style-type: none"> <li>• Need to ensure design guidelines will be followed</li> <li>• Stringent conditions for future developers of Yozin's land (stick to heritage feel)</li> <li>• If/when Yozin's block developed, this should exit on North Candia not on Swanson Road.</li> <li>• Future proof the design please.</li> </ul> |
|--|--|---|

Below we have added the points from a community evening in March 2015 about what local people like about living in Swanson.

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Living somewhere with a "village" feel</li> <li>2. Living close to natural environment including bush, beaches and open space</li> <li>3. Enjoying the environmental advantages, including air quality and pace of life</li> <li>4. A good environment to raise children</li> <li>5. The community spirit (knowing many of the neighbours)</li> <li>6. Convenience of having enough shops handy so no need to travel farther afield</li> </ol> | <ol style="list-style-type: none"> <li>7. The diversity of people living here</li> <li>8. The range of sporting opportunities (golf/skate park/rugby etc)</li> <li>9. Ease of access to public transport, particularly rail</li> <li>10. Living in a historical area</li> <li>11. Being the "gateway to the Waitakeres"</li> </ol> |
|--|--|

# CULTURAL VALUES ASSESSMENT

FOR

Waitakere Ranges Local Board:  
Swanson Heritage Assessment



Prepared by:

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## 1.0 Preamble

The Kawerau people are descended from a number of early ancestors of the Manukau area and have existed as a distinct tribal entity since the early 17<sup>th</sup> century. Te Kawerau a Maki have lived at various places over the centuries within the wide domain of Tamaki Makaurau/Auckland. The eponymous ancestor Maki is an important figure in the history of Tamaki Makaurau. He was a famed warrior who conquered much of the region and whose descendants occupied lands from the Lower Waikato to lands as far north as the Kaipara. The strongholds of his descendants were the lands between Southern Kaipara and the Manukau, known as Hikurangi (the area known today as Waitakere or West Auckland).

Today Te Kawerau a Maki maintain tangata whenua status and ancestral interests over much of greater Auckland, our rohe extending from the Manukau Harbour in the south to South Head in the Kaipara Harbour to the northwest and Mangawhai to the northeast including the eastern outlying islands (Fig. 1.1). Te Kawerau a Maki are recognised as mana whenua over the Waitakere Region and greater West Auckland, and are the sole iwi with rights over the Waitakere Ranges. While it is recognized that this broad area is of interest to other iwi and hapu, Te Kawerau a Maki are associated with many geographic locations and areas through the traditions, songs, place names, and histories of the people. Te Kawerau's mana whenua status is established through take tupuna (ancestral rights), ahi kaa (occupation), and kaitiakitanga (guardianship and management of cultural and natural resources).

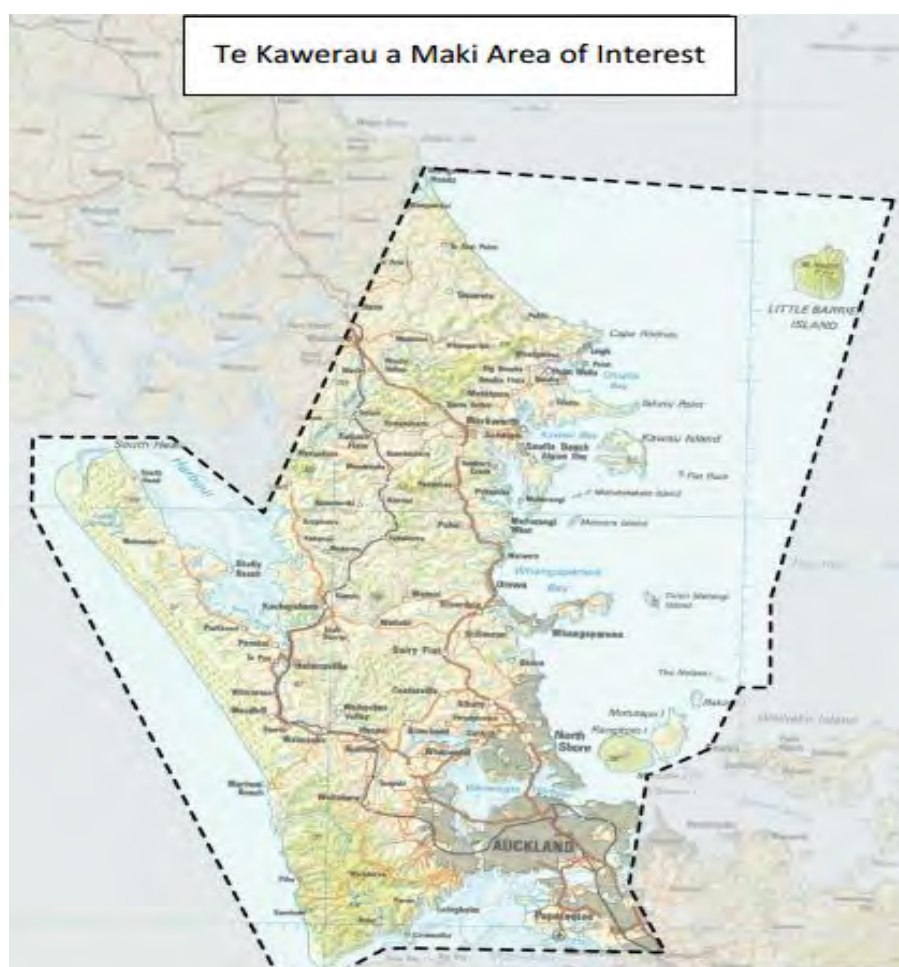


Figure 1.1: Map showing Te Kawerau a Maki traditional/customary footprint



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Te Kawerau history and values originate from our whakapapa and tikanga. It is also important to note that the story of Te Kawerau a Maki comprises over 800 years and cannot be summarised here in detail, just as our traditional knowledge is regarded as taonga and many aspects of this will not be commented on.

The central purpose of Te Kawerau Iwi Tribal Authority is to enhance the spiritual, cultural, social, and economic wellbeing of the iwi and to provide for the kaitiaki responsibility of ensuring the restoration and maintenance of the sociocultural and natural environment. These goals form the basis of any meaningful consultation or engagement with Te Kawerau.

## 2.0 Legislative Framework

The 2015 Te Kawerau a Maki Treaty Settlement Act is a Kawerau specific piece of legislation that binds the Crown to recognise and treat Te Kawerau a Maki as a Treaty Partner. The Act recognises Te Kawerau a Maki as holding customary interest that extend from the Tamaki Isthmus, northwards through Hikurangi (West Auckland) and lands around the Upper Waitemata Harbour and North Shore, and into the southern Kaipara and Mahurangi. The Act recognised and apologised for breaches of the Treaty by the Crown, and for its failure to protect lands which were reserved for Te Kawerau a Maki cultural, spiritual, historical, and traditional associations, and require the relevant authorities to have regard to the views of Te Kawerau a Maki in all matters affecting these areas.

### Wider Statutory Provisions

The Resource Management Act 1991 provides statutory recognition of the Treaty of Waitangi and the principles derived from the Treaty. It introduces the Maori resource management system via the recognition of kaitiakitanga and tino rangatiratanga, and accords Territorial Local Authorities with the power to delegate authority to iwi over relevant resource management decisions. The Act contains of 30 sections, which require Councils to consider matters of importance to tangata whenua. Some of the most important of these are:

- The principles of the Treaty of Waitangi and their application to the management of resources (Section 8)
- Recognition and provision for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu and other taonga (Section 6(e)).
- Having particular regard to the exercise of kaitiakitanga or the iwi's exercise of guardianship over resources (Section 7 (a)).
- Having regard to any relevant planning document recognised by an iwi/hapu authority (Sections 61(2)(a)(ii), 66(2)(c)(ii), 74 (2)(b)(ii)).
- The obligation to consult with iwi/hapu over consents, policies and plans. (Combination of all the sections above and Clause 3(1)(d) of Part 1 of the first schedule of the Resource Management Act).

The Proposed Auckland Unitary Plan (PAUP) further recognises:

*"Maori have a special relationship with natural and physical resources through whakapapa. Inherent in this relationship is kaitiakitanga which seeks to maintain the mauri of these resources, while allowing their use for social, cultural and economic well-being."*

Also:

*"Development and expansion of Auckland has negatively impacted on Mana Whenua taonga, on customary rights and practices of Mana Whenua within their ancestral rohe. Further deterioration of taonga, sites and places of significance, and the values associated with cultural landscapes must be avoided. Degraded taonga and customary rights must be actively enhanced in order to restore the well-being and mana of those taonga, sites and places – and therefore the mana of the people. Mana Whenua participation in resource management decision-making, and the integration of matauranga*



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*Maori and tikanga in resource management is of paramount importance to ensure a sustainable future for Mana Whenua and for Auckland as a whole."*

There are a number of other Acts and Policies including (but not limited to) Conservation Act, Local Government Act, Marine Reserve Act, Hauraki Gulf Act, Heritage NZ Pouhere Taonga Act, and the Auckland Plan that recognise Te Tiriti o Waitangi and provide for early and meaningful consultation and engagement with the relevant Mana Whenua.

### 3.0 Introduction

The purpose of this document is to provide a Cultural Values Assessment (CVA) on behalf of Te Kawerau a Maki for the Waitakere Ranges Local Board (WRLB) in their preparation of a Heritage Assessment for the township of Swanson. The purpose of a CVA is to provide background information about the interests, issues and values which mana whenua associate with an area or resource to help inform the preparation of a plan. A CVA is not intended to assess the cultural impacts or other effects associated with the specific activities of a particular project or site. This CVA is also not to be taken as consultation in isolation – it is to provide for the start of an engagement process.

The purpose of this CVA is to provide WRLB with cultural background information to feed into their Swanson Heritage Assessment. This CVA will inform the interests, issues, and values which mana whenua associate with an area or resource to guide the preparation of a plan or other high level document. Under the principals of the Treaty of Waitangi and provided for under the Resource Management Act (1991) and the Proposed Auckland Unitary Plan (notified 2013), Te Kawerau a Maki engagement in this process is viewed as an integral part of the wider partnership with WRLB, and furthermore, Auckland Council (AC).

Prior to European settlement, the area today known as Swanson was an important strategic location in the wider context of Hikurangi (West Auckland). As it is situated between the Waitemata and the West Coast, this area saw seasonal occupation and provided important and strategic ara (route/passageway) throughout the region. Te Kawerau history and values originate from our whakapapa and tikanga. It is also important to note that the story of Te Kawerau a Maki comprises over 800 years and cannot be summarised here in detail, just as our traditional knowledge is regarded as taonga and many aspects of this will not be commented on. The purpose of this report is to outline the cultural history and importance of Swanson and its surrounding areas.

### 4.0 Project Proposal

There is considerable expected future growth throughout greater Tamaki Makaurau/Auckland. As growth occurs, there will inevitably be an increase in the demand for adequate services and facilities. As a response to this predicted development, WRLB are currently investigating heritage criteria association with Swanson in order to develop a heritage report to help inform design guidelines for future development and management in the area. The final report is intended to be used as a local design guide by WRLB, and potentially included within the Auckland Unitary Plan and the Auckland Design Manual.

Key objectives of the Swanson Heritage Assessment are:

- Undertake a high-level survey of heritage values in Swanson;
- Use the findings to inform design guidelines for the future development of the area;
- To look to the past to shape the future character and amenity of Swanson.
- Identification of the character elements of the area, individual sites of importance and collections of local stories;
- Identification of heritage buildings and sites, streetscapes, and heritage features of the village, and consideration of future uses of heritage sites;



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- Develop a framework for future relationships with physical parts of the new town, such as recommendations for parks, streetscapes and signs;
- Develop a final report to be suitable to be included in the Auckland Unitary Plan or other planning frameworks (i.e. as with Foothills Design Guide) so that developers / consent applicants would be required, or find it desirable, to make reference to it;
- Identify buildings or sites and streetscapes that appear to warrant further study for future heritage protection;
- Identify notable trees and surrounding significant ecological areas;
- Outline the adjacent Waitakere Ranges Heritage area and the town's role as a gateway to Waitakere Ranges Heritage Area;
- Align with other design guidelines, such as the Auckland Design Manual, The Waitakere Ranges Heritage Design Guidelines, to give it future authority and weight.

## 5.0 Objectives

The objectives of this CVA report are to provide WRLB with insights into the cultural values of the region and the potential cultural risks and opportunities associated with a Heritage Assessment that is intended to inform and guide local development. This CVA also provides recommendations as to how these concerns might be addressed.

This assessment will assist WRLB in meeting their obligations in a number of ways, including:

- Having regard to the statutory acknowledgement of areas of interest to Te Kawerau a Maki;
- Full preparation of an Assessment of Environmental Effects in accordance with s88(2)(b) and Schedule 4 of the Resource Management Act 1991 (RMA);
- Requests for further information under s92 of the RMA in order to assess the application
- Providing information to assist the council in determining notification status under ss95 to 95F of the RMA;
- Providing information to enable appropriate consideration of the relevant Part II matters when making a decision on an application for resource consent under s104 of the RMA;
- Consideration of appropriate conditions of resource consent under s108 of the RMA.

## 6.0 Methodology

This report is based on a desk top study. A summary (bullet points) of key objectives for the proposed Heritage Assessment for Swanson was provided by Boffa Miskell. Satellite imagery, the Auckland Council's GIS and Cultural Heritage Inventory (CHI) database, and the New Zealand Archaeology Association (NZAA) ArchSite database were also references. Historical material pertaining to Te Kawerau a Maki relevant to the area was obtained internally.

## 7.0 Te Kawerau a Maki History and Relationship within the Project Area

Te Kawerau a Maki were one of the earliest tribes to settle within the wider Auckland area. Our origins arise from the first inhabitants of the land – the Terehu, to the arrival of the Tainui, Aotea, Tokomaru, Kahuitara, and Kurahaupo canoes in the 14<sup>th</sup> Century, and the Ngati Awa, Ngaoho, and Ngaiwi people who occupied the wider area prior to 1600.

Historical events and the places associated with them are of fundamental importance to the ancestral relationship that Te Kawerau a Maki still hold with Tamaki Makaurau. It was from the eponymous ancestor Maki and his exploits that the Tamaki Isthmus received its traditional Maori name. Maki and the many places associated with his occupation and deeds in the Manukau, Tamaki, North Shore, Waitakere, Kaipara and Mahurangi areas remain of considerable significance to his descendants. In time, the children of Maki dispersed throughout Te Whenua roa o Kahu (North Shore), Hikurangi (West Auckland), Whangaparaoa, Mahurangi, Matakana, Pakiri, Aotea (Great Barrier Island), Hauturu o



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Toi (Little Barrier Island), and southern Kaipara, forming the Te Kawerau confederation. Maki and his wife Rotu finally settled at Te Korotangi, a pa near the mouth of Waihe (the Mahurangi River).

The people of Te Kawerau a Maki are inextricably linked through ancestral rights and ahi kaa to the Swanson region dating as far back as the 14<sup>th</sup> Century. To Te Kawerau a Maki, this region is a cultural landscape that has been occupied over many centuries. The area is associated with important tupuna and significant battles, as well as a network of kainga (open settlements), gardens, pa, walking tracks, wahi tapu, and resource gathering areas. Landscape features such as ridgelines and coastal areas were significant transport routes and food gathering areas. Ridgelines were used as walking tracks and also for gardening using terraces and pits. River catchments and coastal areas afforded an abundance of marine birds and fish, while the wooded interior provided timber and complimentary terrestrial and freshwater bird and fish resources.

It is important to note that while the recorded archaeological sites reflect general pre-European settlement patterns of areas in close proximity to waterways and water bodies, it is also true that there is a preservation and recordation bias in the archaeological records. Subsequently, the hilly interior, though less occupied than the coast, would in high likelihood contain more archaeological features than is currently recorded. This is largely due to destruction from forestry and farming, combined with the fact that the interior tends to be less well surveyed than the coast due to a lack of development and access.

## 8.0 Cultural Sites

It is difficult to discuss Swanson in isolation of its wider context within Hikurangi. Like most iwi, Te Kawerau a Maki were a semi-permanent people who migrated with the seasons throughout Hikurangi (West Auckland). Te Kawerau have numerous place names throughout Hikurangi and wider Tamaki-Makaurau that are of significant importance to them. They are important because they tell the story and history of an area that reminds the people of Te Kawerau a Maki of their association with such places. Places of significance include, but are not limited to, waahi tapu (sacred places and urupa), Maara (gardens), Pa and Kainga (fortified and non-fortified villages), mahinga mataitai (seafood gathering places), and Whenua Parekura (battlefields).

### Wai Whauwhaupaku:

Known locally as the Swanson Conservation Area, the traditional Te Kawerau name is Wai Whauwhaupaku (Figure 8.1). The area takes its name from the Whauwhaupaku, or the five finger shrub which once grew in profusion in the area. The stream and its margins provided a wide range of food resources, tuna (eels), and harakeke (flax) used for weaving and the production of cordage. In drier weather the valley was an important walking route between the tidal head of Wai Huruhuru Manawa (known locally as Huruhuru Creek), the inland pathways leading west to the Waitakere Valley, and east along the Pukewhakatara ridge to the many settlements beside the upper Waitemata Harbour. The reserve is also valued by Te Kawerau a Maki for its remnant biodiversity and as an area of open space in an area that is coming under increasing urban pressure.

Wai Whauwhaupaku is a stream of considerable significance to Te Kawerau a Maki. It and its tributary stream, Waimoko, flow from the eastern slopes of the sacred hill and tribal identifier Pukematekeo. In pre-European times the whole sub-catchment was clothed in dense native forest and was renowned for its natural resources. The Waimoko tributary was named after the numerous native geckoes found in the area, and Paremuka tributary was named after the fine quality muka, or weaving variety of flax, that grew in that stream valley.

Over many generations the Wai Whauwhaupaku Stream valley was used as an inland walkway. Canoes would be left at the head of the Wai Huruhuru Manawa (Huruhuru Creek) tidal inlet and travellers would



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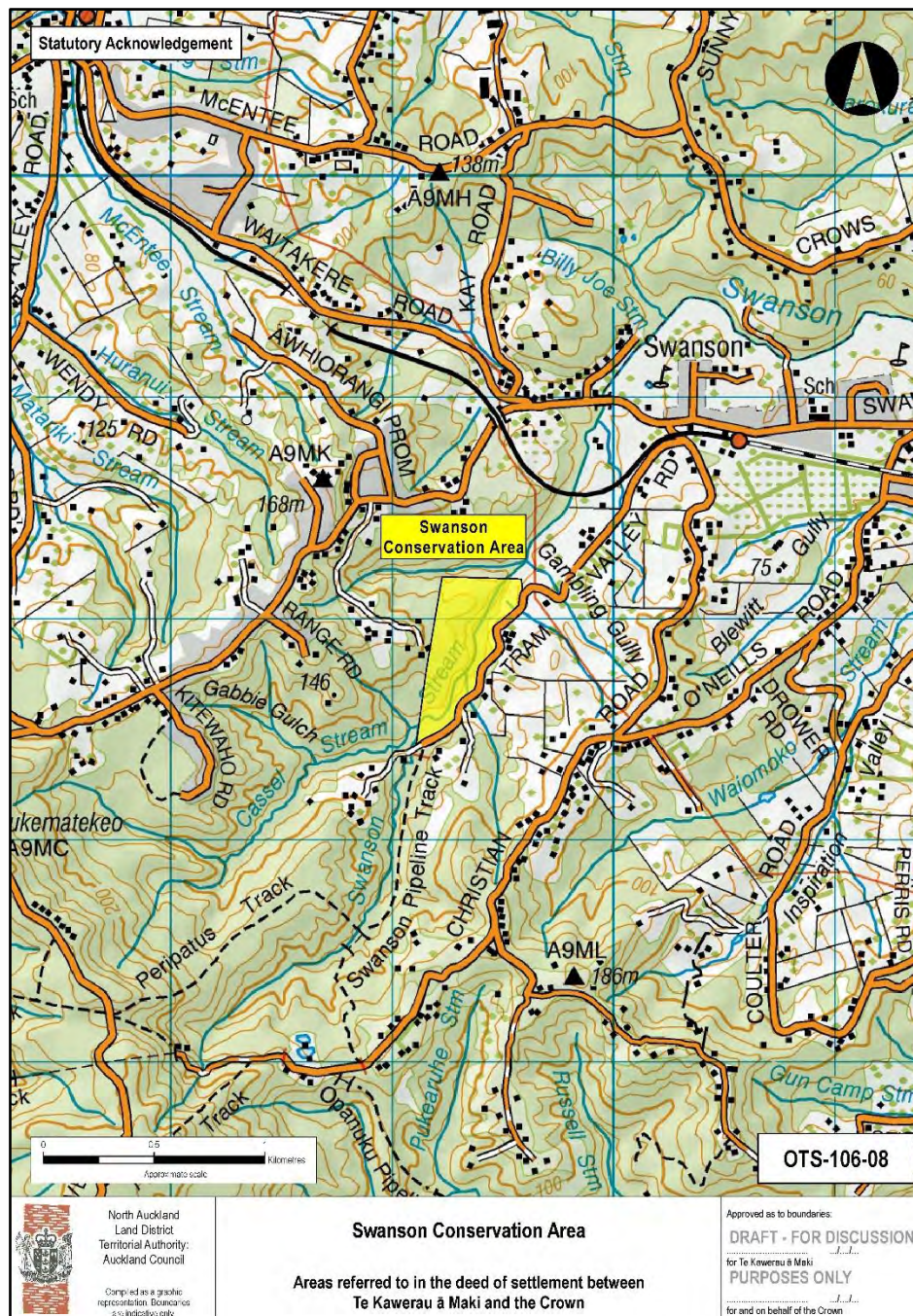
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then walk inland to the pa above Swanson known as Pukearuhe (discussed below), or further on via the northern Pukewhakatara ridge to the Waitakere River Valley and Te Henga.



Opareira:

Henderson Valley Scenic Reserve is traditionally known as Opareira (Figure 8.2). Opareira is a place of considerable spiritual and historical significance to Te Kawerau a Maki. It is part of the wider locality known as Opareira, 'the dwelling place of Pareira'. This ancestress was the niece of the famed early Maori voyager Toi Te Huatahi who visited the Auckland region over six centuries ago. When Toi Te Huatahi and his people explored the Waitemata Harbour, Pareira decided to settle at Wai o Pareira



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near the mouth of what is now the Henderson Creek. She and her people also occupied the Henderson Valley area seasonally to harvest the resources of the forest. Their settlement in this area was named Opareira. The area is therefore regarded and being of considerable historical importance because it is one of the oldest settled areas in the district.

The scenic reserve and the catchment area adjoining it to the west are also of major significance as the upper part of the valley was an old burial place of Te Kawerau a Maki for many generations. The Opanuku Stream, which borders the reserve, is named after the ancestress Panuku, and is associated with one of the oldest traditions of Te Kawerau a Maki. The reserve is also valued for its biodiversity as an area of regenerating riparian forest.



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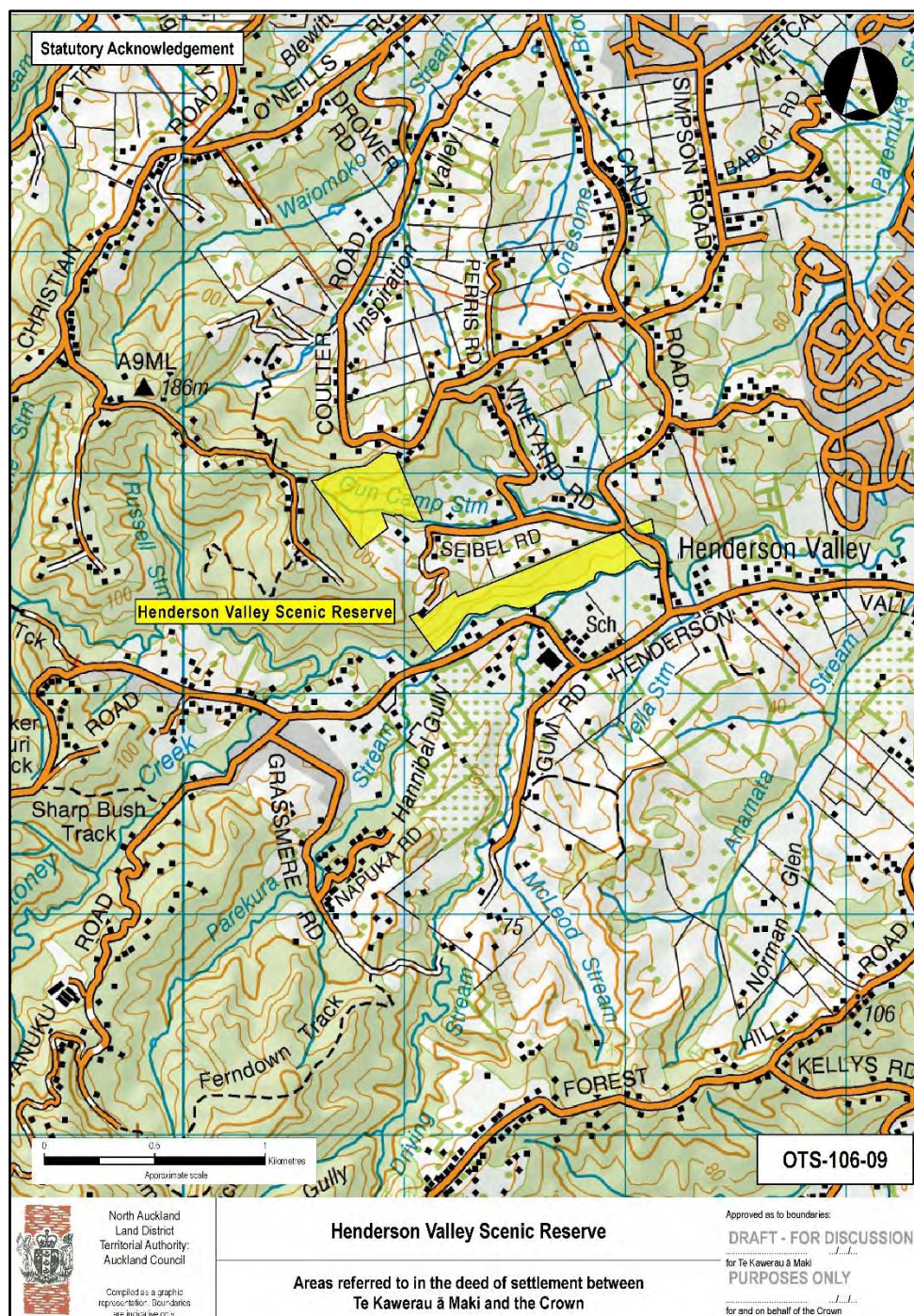


Figure 8.2: Map showing Opareira (Henderson Valley Scenic Reserve)

### Pukearuhe Pa:

Pukearuhe Pa is a registered archaeological site with the New Zealand Archaeological Association (Figure 8.3). It is listed as site number R11/8. It is located on a ridge between Henderson and Swanson Valleys, 180m above sea level. In 1975 a bulldozer destroyed a large portion of this historic site. It is one of the few pa built on the eastern edges of the Waitakere Ranges (Figure 8.4).



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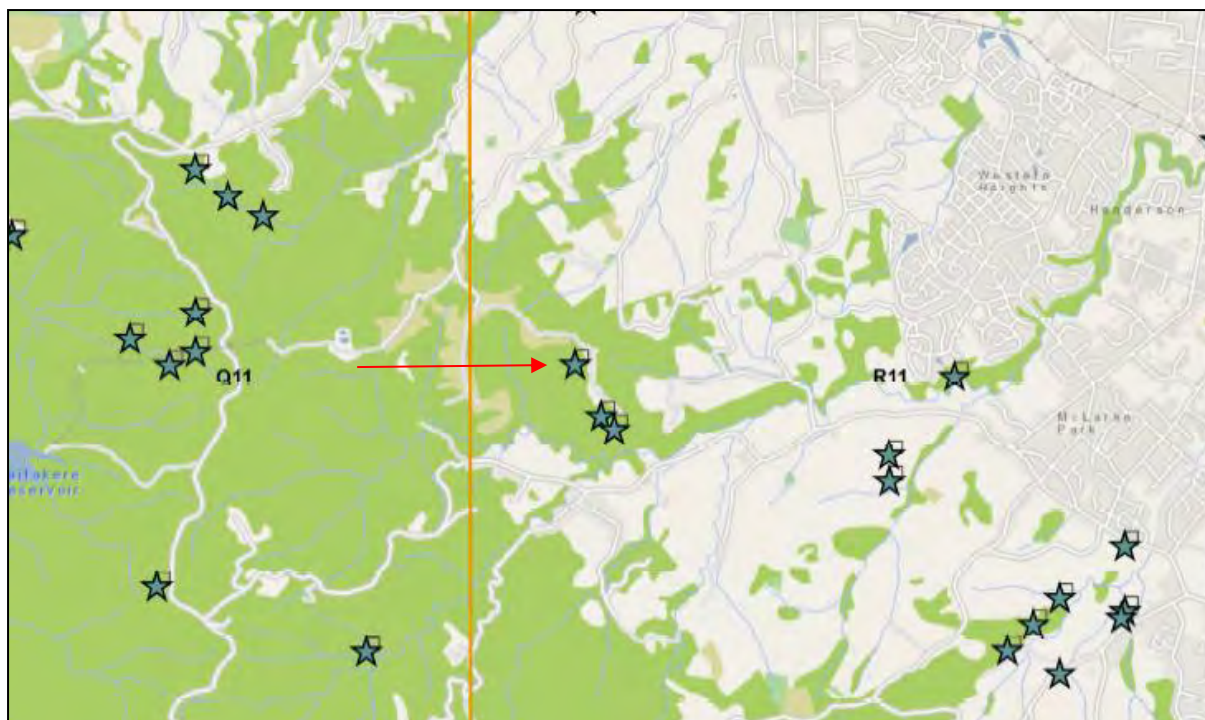


Figure 8.3: NZAA Map showing location of Pukearuhe Pa in wider context (red arrow)

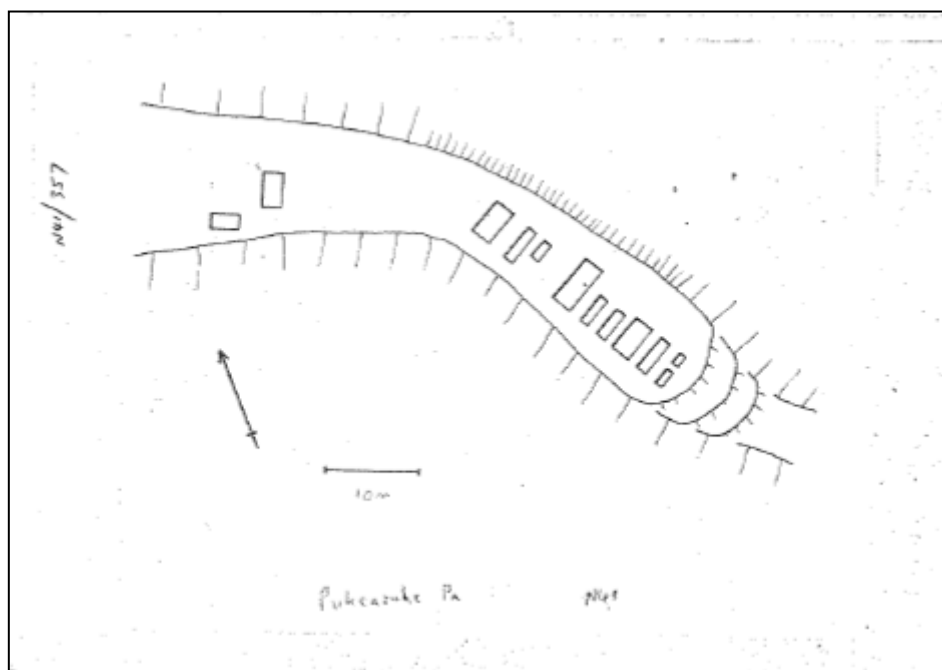


Figure 8.4: Sketch of Pukearuhe Pa (taken from R11/8 site record form, NZAA)

Pukearuhe Pa protected the major east-west trail along which were kainga at Te Kopua (Falls Park, Henderson), Oratia, Opanuku, and Opapeira (Henderson Valley). These sites were known to include gardens and cultivations. Te Kawerau a Maki were the builders of Pukearuhe Pa and held mana over all of Hikurangi (West Auckland) which continues to this day.



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## 9.0 Te Kawerau a Maki Kaitiakitanga

As mana whenua, Te Kawerau a Maki's involvement and participation in matters which may affect their wellbeing, spiritual values, wahi tapu, or taonga must be taken into account during this project development.

The people of Te Kawerau a Maki have an obligation to guard, protect and maintain the interests of the iwi, its taonga, wahi tapu, and the natural resources within its rohe. In Te Ao Maori knowledge of the workings of the environment and the perception of humanity as part of the natural and spiritual world is expressed in the concept of mauri and kaitiaki. Mauri can be described as the life force that is present in all things. Mauri generates, regenerates and upholds creation, binding physical and spiritual elements of all things together. Without mauri things cannot survive. Practices have been developed over many centuries to maintain the mauri of all parts of the world. Observing these practices involves the ethic and exercise of kaitiakitanga.

The root word is 'tiaki' which includes notions of guardianship, care, respect and wise management. The kaitiaki is the tribal guardian and can be spiritual or physical, human or non-human. The human kaitiaki must be a member of the local iwi holding customary authority of mana whenua.

The role of kaitiaki continues in current cultural and natural resource management. Kaitiaki responsibilities include, but are not limited to:

- Protection and maintenance of wahi tapu and other heritage sites
- Protection of taonga
- Placing of rahui (temporary ritual prohibition) to allow replenishment of harvested resources
- Restoration of damaged ecosystems
- Protection of sensitive environments
- Directing development in ways which are in keeping with the environment
- Ensuring the sustainable use of resources
- Observing the tikanga associated with traditional activities
- Providing for the needs of present and future generations

Expressing kaitiakitanga is an important way in which iwi maintain their mana whenua. Te Kawerau a Maki is inextricably bound to the Swanson area through whakapapa which is expressed by the place names within the area. The measure of success in the partnership between Te Kawerau a Maki, Waitakere Ranges Local Board, and Auckland Council in the management of the heritage assessment of Swanson is therefore partly dependant on the outcomes listed above.

## 10.0 Management of the Cultural and Natural Environment

Swanson and its' surrounding landscape encompasses a variety of environments and ecosystems, activities and settlements, and heritage and resources. The management of the cultural and natural environment needs to be in line with the principles of kaitiakitanga to achieve positive outcomes both for the environment and for Te Kawerau a Maki. The following is a selection of cultural values that can help inform and guide development with regard to iwi interests.

### 10.1 Air (hau)

Air is a taonga which is valued for its life-sustaining qualities. As with all taonga and resources air quality must be maintained and enhanced to ensure respectful and sustainable use for present and future generations. The issues concerning air quality can be broken down into two main themes: discharges to air, and amenity values. Discharges to air can lead to air pollution or quality issues, and can be comprised of particulate matter (defined as PM<sub>10</sub> (Particulate Matter up to 10 micrometers in size) by the National Environmental Standards for Air Quality), combustion products or hazardous air pollutants.



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Amenity values are those physical qualities or characteristics that contribute to aesthetic, cultural, and recreational attributes of an area.

With regard to air our concerns focus on:

- open fires or vegetation burning
- vehicle emissions
- industrial activities
- aerial spraying (such as pest control)
- impact on the protection of wahi tapu from corrosive airborne contaminants
- impact upon the health and mauri of waterways, kai, and biodiversity
- impact upon human health
- air transport noise
- impeded visibility of view-sheds due to pollution
- light-pollution
- odour
- impeded views due to new buildings and other structures

Te Kawerau Iwi Tribal Authority advocates for:

- the prevention of discharging contaminants that may threaten the life-sustaining qualities of air
- ensuring that the duration of resource consents for discharges to air are short-term
- regard for the cumulative effects of discharges when considering resource consents
- robust monitoring of discharge permits and appropriate enforcement
- the right to recommend light suppression or limitation
- the encouragement of new developments which may have high visual impacts on the natural or cultural landscape to work with Te Kawerau on appropriate design to protect the landscape
- the restriction of activities which contribute odours near culturally significant sites (wahi tapu, urupa)
- meaningful consultation and effective, early communication regarding applications for such activities

## 10.2 Land (whenua)

Te Kawerau a Maki has strong cultural and spiritual links to the land. Land is viewed as life-sustaining and cleansing and is embodied by the deity Papatuanuku. Only by passing treated wastewater through land can the mauri of the water be restored. Mana over ancestral land does not derive from the Treaty of Waitangi or legislation, but rather from our whakapapa and association with the land. Te Kawerau people retain kaitiaki responsibilities whether or not land has been sold: the land is taonga and any proposals to develop it must be balanced with the need to protect its mauri, productive capacity, heritage values, and native flora and fauna.

With regard to land our concerns focus on:

- impacts on natural landscape values
- impacts on cultural landscape values (e.g. the erection of masts and other built structures on mountains or ridgelines)
- coastal erosion and its effects upon heritage
- erosion arising from development activities
- degradation of topsoil through inappropriately managed development or activities
- vegetation clearance and its links to geotechnical instability and erosion
- discharge of untreated sewage to land
- discharge of contaminants to land
- sedimentation of waterways and wetlands
- the effect of walking tracks on erosion and heritage sites/wahi tapu



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- unsustainable practices or urban development which affect the productive capacity of land
- the preservation of soils used for dyes or wetland peats used for storing or treating taonga (such as carvings)
- the increasing use of cut and fill engineered earthworks platforms and their potential to contribute to sedimentation and the blocking of overland flow paths

Te Kawerau Iwi Tribal Authority advocates for:

- increasing and allowing access to culturally important places
- the use of Te Kawerau a Maki place names on the landscape
- protection of cultural landscapes from inappropriate development, especially on ridgelines and mountains associated with Te Kawerau tupuna/ancestors.
- ensuring the right of Te Kawerau to use ancestral lands and other taonga according to our own customs, needs, and preferences
- promotion of the sustainable management of land and the protection of its productive capacity
- seeking to balance development of the land with the protection of the values of the landscape
- the promotion of topsoil conservation programmes and management
- prevention of the discharge of contaminants to the land
- prevention of the discharge of untreated sewage or waste to land and encourage the use of secondary treatment systems
- the use of robust sediment control mechanisms
- non-compliance of large vegetation clearance programmes or activities and the encouragement of a piecemeal approach to clearance for appropriate development
- encouragement of management strategies to mitigate coastal and walkway erosion
- restriction of cut and fill earthwork platforms where possible, and provision that where these are granted Te Kawerau are enabled to carry out an inspection (at the applicant's expense)
- that public parks and reserves are supported and managed in a way to enhance their natural (indigenous) and cultural character through pest control, weed programmes, native planting initiatives, and erosion mitigation.

### 10.3 Water (wai)

Te Kawerau a Maki value water both generally through Te Ao Maori (the Maori world view) and our cultural, historic, and traditional links with specific streams, rivers, wetlands, lakes, springs, and other water bodies. Mauri is a binding force between the spiritual and physical; it sustains all life and is strongly present in water. The mauri of a water body is thus a measure of its life-giving capacity or physical and spiritual health. In addition, water is valued for drinking, transport, as a source of kai, and for irrigation. In some areas within Auckland waterways have become severely degraded due to poor management of waste, stormwater, earthworks and other pollutants which have destroyed or significantly decreased their mauri. The mauri of water is destroyed when used to carry waste, even if treated, and can only be restored through the cleansing properties of land.

With regard to water our concerns focus on:

- degradation or destruction of the mauri of natural waterways
- degradation of the food producing capacity of natural waterways
- the disposal of any wastewater directly into natural waterways
- the mixing of water from different sources
- farm effluent runoff
- nitrate loading of water bodies and the subsequent lowering of the oxygen content (OC) through increased biochemical oxygen demand (BOD)
- rechanneling or redirecting natural waterways
- industrial contaminants entering water via either point-source or non-point source discharge
- sedimentation



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- increased risk of flooding contributed to by earthworks platforms impeding the natural flow of stormwater
- invasive species (plant and animal)
- reclamation
- extraction of materials from waterbeds
- disposal of waste by boats
- a culture of neutrality or maintenance of already degraded waterways rather than enhancement
- discharges to groundwater

Te Kawerau Iwi Tribal Authority advocates for:

- ensuring that spiritual and cultural concepts are recognised as key issues in water management
- promoting the disposal of wastewater through land via appropriate secondary treatment systems where feasible
- ensuring that natural waterways are recognised as food sources and that water management places a priority on protecting and enhancing the food producing capacity of waterways
- ensuring that land and water management is not directed at only maintaining water quality levels but that programmes are established to ensure the enhancement of natural waterways
- ensuring robust sediment control mechanisms during earthworks
- ensuring stormwater is managed in a way to enhance the receiving environment using appropriate methods, preferably best practice, and technologies (i.e. stormwater wetlands/rain gardens, coarse sediment traps, all designed to account for stormwater overflows)
- re-establishment of riparian margins
- 'day-lighting' or uncovered flow of stormwater to enhance ecology (i.e. removal of culverts)
- incorporation of stormwater design elements to assist the migration of freshwater animals within waterways
- monitoring and enforcement of agricultural and industrial runoff or discharges to waterways
- promotion of water conservation and efficient use of water

#### 10.4 Biodiversity

Biodiversity and the health of our ecosystems is of high importance to Te Kawerau a Maki. In line with the principals of kaitiaki, humans and the natural world including animals are viewed as interconnected and biodiversity is perceived as a part of the health and wellbeing of the iwi. Native flora and fauna are part of our heritage and culture and continued access to and use is important in the maintenance of our culture and traditions. Indigenous species, and the habitats that support them, need to be protected and conserved both for their own intrinsic qualities and for future generations.

With regard to biodiversity our concerns focus on:

- loss of native species, particularly those endemic to the area
- introduction or use of exotic plant species in infrastructure or development projects
- impact of weeds and pests on native species
- loss or decline in native and introduced plant pollinators including bees
- impact of horticultural and agricultural practices on native species and ecosystems
- impacts of development (e.g. earthworks, stormwater, waste, traffic, pets) on native species and ecosystems
- kauri dieback
- lack of access to flora and fauna for customary use (e.g. harvesting, crafts, medicine)
- the effective privatisation of native flora and fauna through their location on private properties

Te Kawerau Iwi Tribal Authority advocates for:

- protection and enhancement of existing and regenerating native bush
- protection and enhancement of ecological corridors



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- exclusive use of eco-sourced native vegetation where practicably possible
- limiting native vegetation clearance during development to the minimum necessary for the allowed activity
- eradication of exotic plants and animals that are damaging, destroying or competing with native species or their ecosystems
- consultation with Te Kawerau regarding the introduction of exotic species into the area
- ensuring Te Kawerau a Maki have rights to the sustainable harvesting of native species for food, craft, and medicine
- protection of native species other than for customary use through sustainable management
- protection of native species and their habitats through sustainable, responsive, and holistic development where development must occur
- promoting the enhancement of ecosystems in order to achieve conservation of native species
- enhancement of native flora associated with waterways
- provision of robust and well-funded monitoring programme with regard to flora, fauna and their ecosystems
- promotion of the integration of biodiversity management across land ownership and land use boundaries
- encourage the use of native plant species in new subdivision and public development
- education and partnership with the public including private landowners
- extension of kauri dieback disease monitoring programme and support of research initiatives to understand or prevent kauri dieback not only in areas as yet unaffected but also within those areas where the disease is established
- encouragement of the use and protection of native and introduced plant pollinators as appropriate, and assessment of the impacts horticultural or agricultural chemicals have on local populations

### 10.5 Wahi Tapu and Taonga

Wahi tapu and taonga form part of the cultural heritage of Te Kawerau a Maki and include archaeological sites, ecofacts and artefacts as well as sites of historic significance to the iwi. Wahi tapu may include pa sites, battlefields, burial grounds, significant historic hapu sites, and canoe landings, for example. Taonga can refer to artefacts or parts thereof, objects, flora, fauna, water bodies, tikanga, history, traditions, or people. Te Kawerau are kaitiaki of all aspects of our history, culture, traditions and tikanga. Only Te Kawerau a Maki or the agents of Te Kawerau Iwi Tribal Authority can establish the significance of any historic place of area associated with our iwi. There are many sites of significance which are only known to iwi members. In particular these sites include urupa and places associated with significant events. Such places are wahi tapu and will be protected by the iwi.

It is notable that the majority of sites are dispersed around the coastal and marine areas, and the reasons for this are likely more to do with previous development activities (e.g. existing housing and infrastructure), a lack of access and thus recording within the forested interior, and the fact that only previously recorded sites are listed, than with a lack of activity in certain locations. It is in any case very highly probable that further sites and artefacts associated with Maori occupation and activity remain undetected beneath the ground surface and in other less visited areas.

With regard to wahi tapu and taonga our concerns focus on:

- development in areas where archaeological materials, wahi tapu, sites of significance, or other taonga exist (whether known or otherwise)
- access to culturally important sites by non-iwi that require restriction on access (i.e. wahi tapu such as urupa)
- lack of access to culturally important sites by Te Kawerau a Maki due to their location on private land
- the unearthing, mishandling, and mismanagement of koiwi (human skeletal remains) by members of the public, developers, and even responding police officers
- the effects of erosion upon koiwi, wahi tapu, and taonga



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- a lack of meaningful, integrated, and practical management programme for heritage between Te Kawerau a Maki, Council and other relevant heritage agencies
- a lack of funding for the relevant heritage agencies and heritage teams within Council to fulfil their role to help us protect our heritage as a matter of national significance
- lack of auditing of the existing recorded archaeological sites – their locations, conditions, and risks
- a reactive culture whereby heritage is only managed when a development occurs and impacts upon it
- lack of a proactive programme of survey, recordation, and conservation of archaeological and other heritage sites within Swanson and the wider Waitakere Ranges Heritage area.

Te Kawerau Iwi Tribal Authority advocates for:

- protection of all wahi tapu and taonga within the Te Kawerau a Maki rohe
- enabling Te Kawerau to effectively exercise their role of kaitiaki over wahi tapu and taonga within Swanson
- working with the Council heritage unit, other units and agencies involved with heritage management, the community and private land owners on access arrangements (both to restrict and allow)
- early consultation with Te Kawerau Iwi Tribal Authority with regard to the presence of archaeological sites, wahi tapu, sites of significance, and taonga whether recorded or not
- commissioning of a Cultural Impact Assessment by Te Kawerau Iwi Tribal Authority to assist the applicant as part of an Assessment of Environmental Effects for a new development or project
- developing and maintaining effective relationships with agencies involved in the management of heritage resources
- developing and maintaining effective relationships with landowners and the wider community in educating about and protecting cultural heritage.
- resourced heritage site interpretation
- the use of Accidental Discovery Protocols which take effect if cultural material (including koiwi or bone) is uncovered through earthworks, ground disturbance, or natural erosion
- cultural monitoring in high risk (i.e. high probability of locating archaeological materials) areas where ground surface clearing or excavation may occur, or in cases where there is concern that unearthed cultural materials may not be recognised
- auditing of the existing recorded archaeological sites – their locations, conditions, and risks
- establishing, as a high priority, a resourced, proactive programme of survey, recordation, and conservation/monitoring of archaeological and other heritage sites within Swanson in partnership with Auckland Council. Such a programme should begin in high risk areas such as the coastal margins and work inland to the least developed and least threatened areas

## 10.6 Development

Development includes subdivision for commercial and/or residential use as well as infrastructure such as roads, stormwater and wastewater reticulation systems, and communications. It can also include less tangible activities such as tourism. Most forms of development, especially subdivision, involve the removal of vegetation, the disturbance of land, and other effects to the physical environment. New developments are not sustainable unless their effects such as wastewater, stormwater, or earthworks sediments are mitigated within the development boundary itself. Sustainable development should enhance, rather than merely mitigate, the natural and cultural environment. This includes recognition of our wellbeing and our spiritual, cultural, and heritage values.

With regard to development our concerns focus on:

- cumulative effects of development on Te Kawerau a Maki and our taonga
- appropriate minimum lot sizes
- lack of robust protection of unrecorded or unknown wahi tapu and taonga



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- impacts on natural waterways
- stormwater
- wastewater
- earthworks and sedimentation
- impacts on vegetation
- impacts on wetlands
- pressure on community infrastructure from increased residential development
- lack of cultural monitoring of earthworks for new subdivisions or developments within Swanson
- lack of regard for cultural impacts
- the effects of tourism in terms of pressure on infrastructure (e.g. public toilets) and erosion of coastal margins and heritage sites/wahi tapu
- transport infrastructure both in terms of physical impacts but also public transport and public safety

Te Kawerau Iwi Tribal Authority advocates for:

- encourage early consultation, prior to lodging resource consent applications for subdivision
- the provision of a Cultural Impact Assessment (as part of an AEE) by Te Kawerau Iwi Tribal Authority for any new subdivision, infrastructure or substantial development (as the cost of the applicant)
- cumulative effects assessment and future land uses must be part of subdivision decisions
- encouragement of subdivision activities that protect and enhance natural, ecological, and cultural values
- the use of esplanade reserves or similar as part of subdivision
- the avoidance of using water as a receiving environment for discharge of contaminants such as stormwater. All discharges must first be to land using appropriate methods
- any proposed activity that may affect an archaeological site must obtain an archaeological authority from Heritage New Zealand
- applicants may be required to enter into an Accidental Discovery Protocol and monitoring agreements with Te Kawerau a Maki, stating that any earthworks, fencing, landscaping or other such activity has the potential to uncover archaeological sites, and outlining procedures and processes associated with such an occurrence
- the planting and use of indigenous vegetation in landscape design wherever possible
- the use of feasibility studies to assess the capacity of public infrastructure for new residential development, and the appropriate upgrading of such infrastructure to accommodate growth
- transport options and roading infrastructure need to accommodate growth while protecting the environment and improving pedestrian access and safety

## 10.7 Social, Economic, and Cultural Wellbeing

Provision for the social, economic and cultural wellbeing of Te Kawerau is central to our concept of sustainable management. Te Kawerau a Maki once had possession of vast resources which provided for our needs, however, dislocation from the land base has weakened our tribal structure and resulted in a loss of identity for many. Provision for the social, economic and cultural well-being of Te Kawerau requires that our people are able to live and work within our rohe and in association with marae belonging to the iwi. Initiation of commercial activities in traditional kainga areas are important ways to facilitate iwi development. Such developments are a part of the relationship between Te Kawerau culture and traditions with our ancestral lands, water, sites of significance, wahi tapu and other taonga. Iwi development is also a part of the kaitiaki responsibilities of Te Kawerau members.

With regard to social, economic and cultural well-being our concerns focus on:

- cumulative effects of development on Te Kawerau a Maki and our taonga
- lack of Te Kawerau a Maki design elements or character represented in buildings and public areas
- lack of physical presence in terms of employment, kainga, marae, or visual cultural markers



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- lack of land and economic base

Te Kawerau Iwi Tribal Authority advocates for:

- ensuring maintenance and enhancement of Te Kawerau a Maki tikanga and spiritual well-being within the area
- the establishment of papakainga and marae
- ensuring that the cumulative effects of activities and development upon Te Kawerau a Maki and our taonga are fully recognised and provided for in all resource management decision-making, in particular resource consent and policy making processes
- encouraging consultation with Te Kawerau a Maki for new public, industry, or subdivision projects where opportunity exists for input into the design process

## 11.0 Recommendations

The following recommendations for avoidance or mitigation of cultural impacts are provided as points of discussion between the applicant, statutory agencies, and mana whenua.

Given that the scope of final project footprint is currently unknown/undecided, this report should be considered a living document subject to updates or amendments as required or as new information is provided.

- 11.1 Te Kawerau a Maki, in principle, recognise and support the Heritage Assessment due to future growth in the area;
- 11.2 All costs associated with ceremonies, monitoring, site visits and/or meetings by Te Kawerau a Maki representatives are to be met by Waitakere Ranges Local Board and Auckland Council;
- 11.3 Prior to any physical works Te Kawerau a Maki are afforded the opportunity to perform a blessing ceremony, to acknowledge the place and to protect those involved in the physical works. This could be in conjunction with, or in addition to, a pre-construction site meeting;
- 11.4 Prior to physical works commencing, Te Kawerau a Maki require all contractors and sub-contractors to undergo Cultural Induction training at their or the applicants expense;
- 11.5 That 'cultural responsiveness' be a measure that enters into cost-benefit decision making and tendering contracts;
- 11.6 That an agreement is reach between Watercare and Te Kawerau a Maki where an iwi representative will monitor high risk (i.e. high probability of locating archaeological materials or near wahi tapu or taonga) areas where surface clearing, tree removal, works within a stream/river, works within the Coastal Margin Area, or excavation may occur, or in cases where there is concern that unearthed cultural materials may not be recognised. Thereafter, as a minimum Te Kawerau a Maki expect that standard archaeological discovery conditions be adhered to throughout physical works, such that;
  - 11.6.1 If intact subsurface archaeological features or artefacts associated with Maori are exposed during any works, it will be necessary to cease works in the vicinity and representatives from Te Kawerau a Maki and Heritage New Zealand (formally the New Zealand Historic Places Trust) should be notified immediately of the discovery);
  - 11.6.2 If any koiwi (human remains) should be exposed in relation to any of the physical works involved, works should cease in the immediate vicinity and the police, Te Kawerau a Maki, and Heritage New Zealand should be contacted so that appropriate arrangements can be made;
- 11.7 Establishment and resourcing of a permanent (could be 0.5) cultural monitor role during the length of consent and operations;
  - 11.7.1 Were this role established it would be responsible for recommendation 11.6 above;
  - 11.7.2 Monitor to attend pre-physical works meetings with project archaeologist and contractors;



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- 11.8** That planting and heritage management plans are cross-referenced to a) ensure that vegetation does not impact upon the archaeology, and b) to capitalise on opportunities for careful selective planting as a cultural interpretation mechanism on or near heritage sites;
- 11.9** That a thorough featured-based survey, assessment, and GIS resource of the archaeological features (as shape files) through the project area be implemented through the management plan;
- 11.10** It is understood the erosion and sediment controls are design to meet the required Auckland Council TP90 Guidelines
  - 11.10.1** Te Kawerau a Maki require to undertake an inspection of all sediment controls in place prior to each stage commencing and have the option to inspect should a significantly adverse weather condition be predicted;
  - 11.10.2** Any additional controls over and above the minimum requirements of TP90 are encouraged, for example, additional watering for dust control;
- 11.11** All heavy machinery is checked for fuel leaks and undergo biosecurity checks prior to works;
  - 11.11.1** No heavy machinery is to enter or be parked within the riparian margin of any waterways;
  - 11.11.2** Refuelling of heavy machinery is to take place well away from waterways
  - 11.11.3** All fuel or other hazardous liquids to be stored appropriately away from waterways;
  - 11.11.4** Spill kits available for all heavy machinery fuelling and possible accidental leaks
- 11.12** All revegetation to utilize locally eco-sourced flowing and fruiting natives to reinstate the natural bush environment through mitigation in order to provide appropriate foods and refuges for local birds and reptiles;
- 11.13** Te Kawerau a Maki to be included in ongoing weed/pest management discussions and programme development;
- 11.14** Ecological surveys of the permanent waterways is undertaken to establish the baseline from which to monitor the future impacts (good or bad) during and following physical works;
- 11.15** Programme of long-term monitoring/recovery of local biodiversity in bush and waterways is resourced and implemented;
- 11.16** Discuss with Te Kawerau a Maki ways to incorporate and/or reflect our cultural values into the future management of the local area (e.g. through art or other interpretation, cultural walks, cultural gardens);
- 11.17** Te Kawerau a Maki are afforded the chance to tender for specific types of work in order to provide opportunities include, but not limited to, revegetation planting, weed and pest control.
- 11.18** That the recipient holds hui, at their expense, with Te Kawerau representatives to discuss the points raised in this report
- 11.19** That the recipient of this report demonstrates how it has been incorporated into the project

## 12.0 Conclusion

Te Kawerau a Maki have a spiritual and cultural connection to the area encompassed within the Swanson Heritage Assessment and its surrounds and this has never been extinguished. Te Kawerau a Maki are mana whenua of the area, and as such have kaitiaki and other obligations and responsibilities to the land and its cultural and natural resources. Te Kawerau Iwi Tribal Authority are positive about the notions of joint management, joint advocacy, and local participation and engagement for this heritage assessment. The management and planning objectives outlined within this document aim to guide and assist Waitakere Ranges Local Board, Auckland Council and other organisations in interpreting and giving action to the plan from the perspective of Te Kawerau a Maki.



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### 13.0 Applicability

This report has been prepared for the particular brief given, and data or opinions contained in it may not be used in any other context or for any other purpose without prior review and agreement.



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