

Building/ Site Name: Former names:
Te Puna o te Ora Hostel (original building) The Maaori hostel
Address:
50 Colombo Street, Frankton



Location in city map
<p>Google Maps 2024</p>
District Plan Reference/ category:
Legal Description:
Lots 15, 16, 17, 18, 19, 20 DP 4771

Zoning:

Listed Heritage New Zealand/ NZAA Site/ Scheduled with HCC
No

Date/s of construction

1941; additions date unknown
Additions to rear 2023-4

Architect /Designer/ Engineer/Builder:

Architect: A. Catling Lavington, Hamilton¹
Builder: J McKinnon²

Building type/s & Current use

Accommodation/ Facilities

One of a complex of buildings on the site.

Visible materials & Heritage Fabric if known

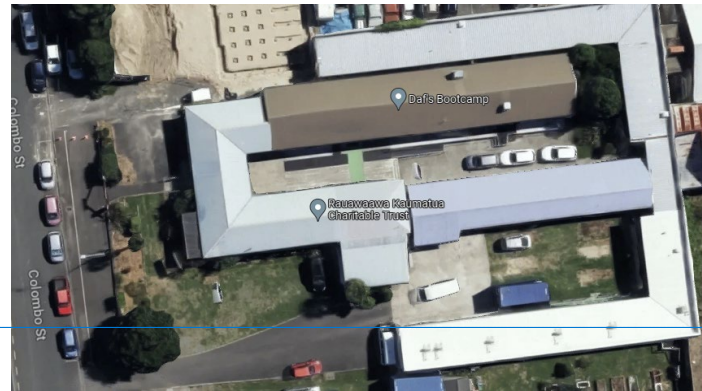
Timber, corrugated roofing steel, timber joinery; traditional kuwaha

¹ *Waikato Times* 18 January 1941 p.2 tender notice

² Building permits index

whakairo at pedestrian entrance, original shutters lost.

Proposed Extent



C-shaped building with lighter grey roof, closest to the road at left.

Associated Places

Te Rahui Hostel Girls, Bryce Street
Te Rahui Complex (formerly Te Rahui Hostel Boys), River Road
Hui Te Rangiora Marae, Clarence Street

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Historical Background

Elizabeth Whatu (nee Paki) pushed for the establishment of the Maori hostels, was leader of a concert party and closely associated with many groups including the Hamilton Old Folks' Association.³ In the late 1930s she became aware that rural Maori visiting whanau in hospital could not find accommodation: a survey found that 26 of 27 proprietors of hotels and boarding houses refused outright to accommodate Maori, with the result they were forced to sleep rough or walk the streets all night.⁴ She provided a house in Frankton, but it was not sufficient, and with the help of powerful supporters, including Princess Te Puea Herangi, MP Hilda Ross, District Health Officer Dr H.B. Turbott, the Bishop of Waikato Cecil Cherrington and Rotary, and much fundraising, she conducted a campaign to have a hostel built. The council provided land in Colombo Street for a peppercorn rental and the hostel was built, by John McKinnon, and opened in August 1941.⁵ It was opened by the Rt Hon HGR Mason, Acting-Minister for Native Affairs on 23 August 1941.

At that time it was known as the Maori Hostel Association; in 1945 when Carter and Pratt built conveniences, it was known as the Maori Hostel Society.⁶ Mrs Whatu managed the hostel (she became known as "Mum") from its opening in August 1941 until her retirement just three years before her death in 1962.

The birth of the complex Te Puna o Te Ora was initiated in 1938 with the

incorporation of the Waikato Māori Hostel Society (WMHS). Foundation members specified in the WMHS Trust Deed were Princess Te Puea Herangi, Eliza Oraihi Whatu, Hamilton Borough Council, the Waikato Hospital Board, the Hamilton Rotary Club, the Waikato, Waipa, Raglan, Kawhia, Otorohanga, Matamata, Piako and Waitomo County Councils, the Te Kuiti Māori Association, Sisters Frances and Nicholl, Dr Turbott, Mr Valder, Mr Findlay, Mr Dillicar and many more significant change makers to the history of Māoridom in Hamilton.⁷

The hostel was first an accommodation facility for Māori moving in to Kirikiriroa from rural areas for work (1941 – 1970), then as an accommodation and training centre for Trade Trainees (1971 – 1990) and then Anchorage inhabited Te Puna o Te Ora and ran its residential alcohol and mental health service (1991 – 1997).⁸ Additional buildings have been erected over the years as part of a complex on the same property.

Rauawaawa Kaumatua Charitable Trust, established in 1997 and formerly called the Frankton/Dinsdale Rauawaawa Charitable Trust, is the only one of its kind in the country. It has won numerous awards for its role in reaching out to older Māori in the Waikato with its health and educational services. More than 400 are using the services from the base at the former hostel Te Puna o te Ora in Colombo Street. The Waikato Maori Hostel Society led by Hare Puke gifted the land and assets of Te Puna to Rauawaawa on 30 May 2006.⁹

³ Williams, Lyn "Elizabeth Te Oraihi Whatu", *The Dead Tell Tales*, *Waikato Times* 5 August 2013.

⁴ *Auckland Star* 8 September 1938

⁵ HCC Building Permits Register transcription

⁶ Ibid

⁷ <https://www.rauawaawa.co.nz/our-history/>

⁸ <https://www.rauawaawa.co.nz/our-history/>

⁹ Rauawaawa Kaumatua Charitable Trust pamphlet 2017



The opening of the new Maori hostel in Colombo Street. *Auckland Weekly News Supplement* 3 September 1941, Auckland Libraries Heritage Collections AWNS-19410903-32-1.

Maori hostels

The development of hostels to provide a caring place for temporary accommodation within the new cities was a very important development.¹⁰ A number of Maori hostels were built, with the Hamilton hostel important in the wider Waikato region and beyond. In 1946 a hostel for secondary school girls, named Te Rahui, was opened in Bryce Street by the Methodist Home Mission, and one for boys in London Street; the boys' hostel shifted in 1967 to Bishopscourt (Jesmond Dene) in River Road (refer WHG 095 and 177).

The building

Set back from Colombo Street originally the hostel was set near residential housing however after 1940 the Frankton West area became more industrial as the need for industry to be close to the Main Trunk Line. Very few houses survive in this part of early Frankton.

The building is a single form with hipped roof, and painted weatherboards. Joinery appears original although the window shutters

have been lost. It has some similarities with state housing design. There are two distinctive verandah posts either side of the front door, similar to late 1930s staff houses.

Additional building has been added to the rear and recently a modern extension to the front of the section north of the old building.

The architect and builder

The architect Arthur Catling Lavington (1884-1971) was a farmer in the Te Kuiti area in the late 1920s-early 1930s but moved to Hamilton then to Rotorua.¹¹ He had offices in the National Bank Chambers in Hamilton, describing himself as "Incorporated Architect" and later FIAA. He designed two prominent Hamilton buildings: the Newton King building in Victoria Street (1938-39), the Carrick Nisbet building in Hood Street (1934); also the concrete and steel premises for the King Country Chronicle in Te Kuiti (1926), and a wooden house on the Cambridge-Te Awamutu Road amongst other buildings.¹²

The builder J. McKinnon may have been the son of John McKinnon, a noted successful Hamilton builder and councillor.

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¹⁰ <https://www.maorihomefront.nz/en/whanau-stories/maori-hostels/>

¹¹ Ann McEwan Memory Box, *Waikato Times* 4 June 2022 p.B8

¹² Various newspaper articles on paperspast

PROPOSED HERITAGE ASSESSMENT CRITERIA (Revised November 2023)**8-1.1 Rankings of Significance**

Rankings for built heritage places listed in Schedule 8A have been established as follows.

Plan Ranking A: Built heritage places of outstanding heritage significance locally, regionally or nationally.

Plan Ranking B: Built heritage places of high heritage significance locally, regionally or nationally.

The below scale represents the levels of significance against which built heritage places shall be considered for inclusion on Schedule 8A.

- *Outstanding significance.*
- *High significance.*
- *Medium significance.*
- *Low significance.*
- *None/No significance.*
- *Un-assessed significance.*

The heritage significance of built heritage places has been assessed based on evaluation against the following individual heritage criteria. A place must meet one or more of the criteria at the level of "High" significance or above to be eligible for inclusion within Schedule 8A.

While a place only has to meet one of the criteria, in practice it will usually satisfy multiple criteria. The evaluation criteria are not weighted or hierarchical. There is no correct number or combination of values required to determine overall significance.

A comparative analysis has been included, where possible, noting that there is no Waikato Regional Heritage Inventory, and limited recent Heritage New Zealand Listings.

8-1.2 Heritage Assessment Criteria**a. Historic Qualities**

The place or area is directly associated with, or has a direct relationship to, an important person, group, institution, event or activity, or reflects important aspects of local, regional or national history, including development and settlement patterns, transportation routes and social or economic trends.

Several marae and Maaori community centres have been established in Hamilton since the mid-twentieth century, but Te Puna o te Ora was the first.

Two women who had major influence in social welfare in Hamilton in the mid-twentieth century were Sister Heeni Te Teira Wharemaru MBE (1912-2007) and Elizabeth Te Orahi Whatu (1890-1962). Sister Heeni, a niece of Te Puea and aunt of Te Arikinui Dame Te Atairangikaahu, was trained as deaconess in the Methodist Church and became matron of the Maori hostels in Hamilton. She was awarded an MBE for her work.¹³ Sister Heeni worked closely with the Waikato Museum, especially as kaitiaki of Te Winika, the waka taua.

Elizabeth Whatu (nee Paki) pushed for the establishment of the Maori

¹³ methodist.org.nz/touchstone/lead_articles/2007/august_2007/sister_heeni_waremaru

hostels, was leader of a concert party and closely associated with many groups including the Hamilton Old Folks' Association.¹⁴ Elizabeth Whatu was awarded the Coronation Medal in 1953. She was involved with the YWCA and is believed to be the instigator of the YWCA's charm courses run in conjunction with the Department of Maori Affairs in the 1950s; these aimed to improve the confidence of young Maori women. The Maori Women's Welfare League sponsored a Maori debutante ball after the young women were 'trained up' as debutantes.¹⁵

Te Puna o te Ora has direct association with several prominent Maori leaders, including Princess Te Puea Herangi, Dame Te Atairangikahu, Elizabeth Oraihi Whatu and Hare Puke, as well as several prominent community, political and business leaders and medical professionals.

The hostel was built to accommodate young Maori coming to work in Hamilton from rural areas and needing accommodation and has since been used for a training centre and health and welfare activities.

Level of significance High

b. Physical /Aesthetic/Architectural Qualities

The place or area is a notable or representative example of:

- (i) A significant development period or activity; and/or
- (ii) Distinctive or special attributes of an aesthetic or functional nature; and/or
- (iii) The work of a notable architect, designer, engineer or builder.

The design is typical of the early 1940s period. Built during World War 2, materials would have been in short supply.

¹⁴ Williams, Lyn "Elizabeth Te Oraihi Whatu", The Dead Tell Tales, *Waikato Times* 5 August 2013.

¹⁵ Williams, Lyn "Elizabeth Te Oraihi Whatu", The Dead Tell Tales, *Waikato Times* 5 August 2013.

It appears to have a reasonable level of integrity externally.

The architect Arthur Catling Lavington (1884-1971) also designed two prominent Hamilton buildings: the Newton King building in Victoria Street, the Carrick Nisbet building in Hood Street; also the concrete and steel premises for the King Country Chronicle, and a wooden house on the Cambridge-Te Awamutu Road amongst other buildings.¹⁶

Level of significance Medium

c. Context Qualities

The place or area is an important landmark or feature or contributes to or is associated with a wider historical theme, traditional, or cultural context, or physical setting.

The hostel is set in an old industrial area of Frankton West and has little landmark value except for the carved gateway at the street entrance.

Level of significance High

d. Technological Qualities

The place or area shows a high degree of creative or technical achievement at a particular time, is directly associated with scientific or technical innovations or achievements or is associated with scientific "break-through". The place uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.

Level of significance Low

¹⁶ Various newspaper articles on paperspast

e. Archaeological Qualities
 The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods, or to provide evidence to address archaeological research questions. For example, but not limited to: The place or area is registered by Heritage New Zealand for its archaeological values or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Not known

f. Cultural Qualities
 The place or area is important or significant:
 (i) As a focus of cultural sentiment; and/or
 (ii) As a context for community identity or sense of place, and provides evidence of social, cultural or historical continuity; and/or
 (iii) For having symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The place or area has a high degree of interpretative potential to increase understanding of past lifestyles or events.

The building has strong sentimental and cultural values for Maori and for Hamilton as a whole, being a recognition of the need for support and accommodation for workers coming into town from their rural and marae-based communities.

However this assessment and this quality is the domain of The Trust to assess.

Level of significance
 High To be advised by Maori community

g. Scientific Qualities
 The potential for the place or area to contribute scientific information about how the natural environment has influenced, events, phases or activities related to development.

Level of significance
 None

d. Technological Qualities
 The place or area shows a high degree of creative or technical achievement at a particular time, is directly associated with scientific or technical innovations or achievements or is associated with scientific "break-through". The place uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.

Level of significance
 None

Comparative Analysis

- None scheduled in Hamilton
- Comparison is Te Rahui Girls Hostel in 4 Bryce Street which was proposed by WHG. The former Te Rahui hostel is a former residence and is two-storey, while the Colombo Street hostel

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building is single-storey. There is very little architectural similarity but there is a very strong historical and cultural association.



Te Whakakitenga O Waikato - Te Rahui 4 Bryce Street in 2024.

SUMMARY TABLE OF HERITAGE QUALITIES

The place is considered to have heritage significance in relation to the following criteria:

Heritage Criteria	Significance Level
a Historic Qualities	High
b Physical/Aesthetic/ Architectural Qualities	Medium
c Context Qualities	High
d Technological Qualities	Low except carving
e Archaeological Qualities	Unknown
f Cultural Qualities	High To be advised
g Scientific Qualities	None

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STATEMENT OF SIGNIFICANCE:

A regionally significant Maaori hostel, established by Elizabeth Whatu (nee Paki) with the support of Te Puea Herangi, MP Hilda Ross, District Health Officer Dr H.B. Turbott, the Bishop of Waikato Cecil Cherrington

and Rotary, on land leased from council for a peppercorn rental. Built in 1941 by Hamilton builder J McKinnon.

A ranking under (a) historic value and (f) cultural value is supported however requires cultural valuing and a cultural assessment.

Cultural assessment is recommended.

RECOMMENDATION

Te Puna o te Ora Hostel meets the threshold in the PDP for scheduling as a Category B built heritage place.

It is recommended that the place is included in Appendix 8A based on the following heritage qualities/values:

a) Historic Qualities, c) Context or Group Values, and f) Cultural Qualities

Associated items are noted:

Proposed extent (setting) is shown on Extent map

Overall Level of Heritage significance High regional

Sources for information:

Williams, Lyn "The Dead Tell Tales: Elizabeth Oraihi Whatu", *Waikato Times* 5 August 2013

Williams, Lynette "A Thematic Review of the History of Hamilton", a technical report (Draft) for Hamilton City Council 2021

Form prepared 2023

Revised Form prepared: 02 08 2024 (proposed revised criteria 2023)

Surveyor/ Researcher: Lyn Williams; **Assessor** L Kellaway

Viewed from street 2023 only.

Notes:

Places have been viewed from the public domain, and using on line resources, unless otherwise stated. Where an on-site visit was undertaken, agreed with the owner, it is recorded below.

Interiors have not been assessed or condition of buildings.

Records have been retrieved where possible.