

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
PUKEHIKI DISTRICT HALL**



Google Streetview, accessed March 2024

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX053
Address	1056 Highcliff Road, Pukehiki
Other Building Names	The hall has been known by other names in the past: Pukehiki Volunteer Hall, Highcliff Drillshed, Sandymount Volunteer Drillshed
Located within a Heritage Precinct	No
HNZPT List Reference & Description/NZAA No.	Not listed with HNZPT
Heritage Covenant	No
Building Use at Time of Record	Public Hall
Condition of Property	Not known to be at risk because of condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

RECOMMENDATION:

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 in the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Entire external building envelope	
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
	Excluded elements	

STATEMENT OF SIGNIFICANCE

Purpose-built as a drill shed for the Sandymount Rifle Volunteer Cadets in 1887, the Pukehiki District Hall has historical and social significance for its association with the nineteenth century Volunteer movement, and in later years as a gathering place for the Pukehiki community for over 130 years. It has design significance as an example of a vernacular nineteenth century hall, one of three key buildings marking the heart of Pukehiki.

Originally built as a volunteer drill hall, the Pukehiki District Hall is not comparable to scheduled heritage buildings within Dunedin because this history is underrepresented on the schedule. It compares on a national/regional level with recognised heritage places of similar function.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Vernacular hall
Era/Date of Construction	1887
Architect/Designer/Builder	Not known
Historic Use & Cultural Associations	Military volunteers, Pukehiki community
Primary Construction Materials	Timber, corrugated metal roof, sheetmetal cladding
Notable Architectural Characteristics	Vernacular form

Previous site development

This section was part of a larger land holding owned by Robertson (likely William) from the 1860s. Part Section 52 Block III in the Otago Peninsula District was transferred from Robertson to Larnach and others (as trustees of the Pukehiki Hall Society) in August 1887.¹

Design and construction

Sandymount Volunteer Hall (also called Highcliff Drillshed) was completed in May 1887. Who designed and built the hall has not been identified.

¹ Deed Index S51.

The hall is a simple single gable structure with a lean-to to the side, and a covered porch on the front elevation. It is clad in weatherboard with a corrugated steel roof.

Later history and development

The Sandymount Volunteers appear to have been best known in the early years of the twentieth century as The Pukehiki Rifle Club. They held popular Friday night dances and concerts, a local band was formed to play for social events, and on occasion the Otakou Māori also organised concerts.

In 1910, the formation of territorial units by the New Zealand Defence Department eliminated the need for the local volunteer corps. The halls became unnecessary, and many were dismantled.

According to the Pukehiki community, the hall is the 'only surviving volunteer's hall in Otago still in use for the benefit of the local community'. While research would be needed to prove this statement, few Volunteer halls remain, giving Pukehiki's hall historic significance. The hall, along with Pukehiki Community Church and the village Library, plays a central role in the history of the district.

In 2007, the hall celebrated its 120th Birthday, with the Pukehiki Hall Society to launching a major fund-raising effort for repairs and renovations. The hall was substantially reclad in mix of weatherboard and profiled sheet metal cladding designed to look like bevel back weatherboards, and repiled.

Notable people/Themes

The Volunteer Movement

Pukehiki District Hall, originally known as Sandymount Volunteer Hall/Highcliff Drillshed, was built in response to the 1885 'Russian scare' that saw fortifications built to protect New Zealand's coastal cities. Te Ara records that in the nineteenth century Russians 'were seen by many New Zealanders as potential aggressors. From the 1850s, when England and Russia fought against each other in the Crimean War, unannounced visits of Russian warships to Australasian ports caused anxiety in New Zealand.'

Volunteer militias were formed in the early years of the colonisation of New Zealand: the Militia Ordinance came into force in 1845, followed by the Militia Act in 1858. Volunteering in Otago began in 1860. The Volunteer Act of 1865 created an official framework for voluntary military service. This framework survived until the 1909 Defence Act which replaced the Volunteer Force with a Territorial Force from February 1910. Hundreds of local corps were established in this period.

In the late 19th century, Volunteer corps were created to help with coastal defences of the country in response to the threatened Russian Invasion – the Volunteer movement nearly doubled in strength at this time. The Corps, mainly made up of 'better-off artisans, clerks, business and professional men.' The Corps also functioned as a focus for a social life for volunteers. Parades, dances, and concerts featured prominently, hence the interest in building stage facilities in the halls constructed for the units.

By 1878, men from the Sandymount district were participating in volunteer activities as a division of the Portobello Rifles, forming their own Sandymount Rifle Volunteer Cadets under Captain H Cosgrove – the returns on the strength of the volunteer force in 1878 describes them as a new Corp of 50 men.

The volunteer cadets were drawn from many significant families from the surrounding area. The opening celebrations mention the Robertsons and the Larnachs.

The architecture of community halls

Halls are cultural and geographical landmarks for their communities – they speak of the history of that community. In their architecture, they reflect the vernacular of the community hall – in their design (materials, layout) as well as their position and relationship to the street. They are gathering places and the common shared space of the community, part of a community identity.²

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion.

The Pukehiki District Hall has historic significance for its association with the nineteenth century Volunteer movement that saw the local militias formed in response to the Russian scare of the 1870s and 1880s. Built in 1887 as a dedicated training facility for the Sandymount Volunteer corps, the building served as a social centre for the militia and the community – a place for political meetings and other gatherings. It continues to be a gathering place for the Pukehiki community in the twenty first century, retaining its social significance.

SPIRITUAL/CULTURAL

The hall, located at the centre of the Pukehiki and still used by the small rural community, demonstrates cultural heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion.

The hall has representative architectural significance as an example of a purpose-built nineteenth century drill hall. Such buildings were common in many small communities but were often demolished or put to other purposes once the volunteer militia were disbanded. It is one of three buildings that mark the centre of Pukehiki.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

² Emma Fraser, 'The Heart of Rural New Zealand' Submitted in partial fulfilment of the requirements for the Masters of Architecture (Professional), Victoria University of Wellington, School of Architecture, 2010, p. 54.

REFERENCES

[A Peek at Pukehiki Church – Kiwi Adventures \(nunn.nz\)](#) (accessed 25 October 2022)

Appendix to the Journals of the House of Representatives, 1878 Session I H-20a, Return of the Strength of the Volunteer Force, and How Armed, p. 2.

[russian-scare-chapter-1.pdf \(wordpress.com\)](#)

[Sandymount | NZETC \(victoria.ac.nz\)](#) (Cyclopedia of New Zealand [Otago and Southland Provincial Districts], Cyclopedia Company Limited, Christchurch, 1905)

Te Ara - the Encyclopedia of New Zealand

URL: <http://www.TeAra.govt.nz/en/1966/defence-armed-services-army-new-zealand/page-4> (accessed 27 Oct 2022)

"The Russians are coming!", URL: <https://nzhistory.govt.nz/the-russians-are-coming> , (Ministry for Culture and Heritage), updated 6-Oct-2020

'Volunteers and the Special Reports Era', from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966.

WELCOME TO THE HOCKEN Friends of the Hocken Collections BULLETIN NUMBER 45 : September 2003, *Patriotism, Mateship & Dashing Uniforms*, https://www.otago.ac.nz/library/pdf/hoc_fr_bulletins/Bull_45_Volunteers.pdf

John Wilson, 'Russians, Ukrainians and Baltic peoples - Russians', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/russians-ukrainians-and-baltic-peoples/page-1> (accessed 25 October 2022)

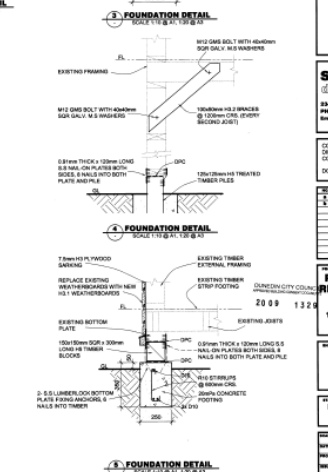
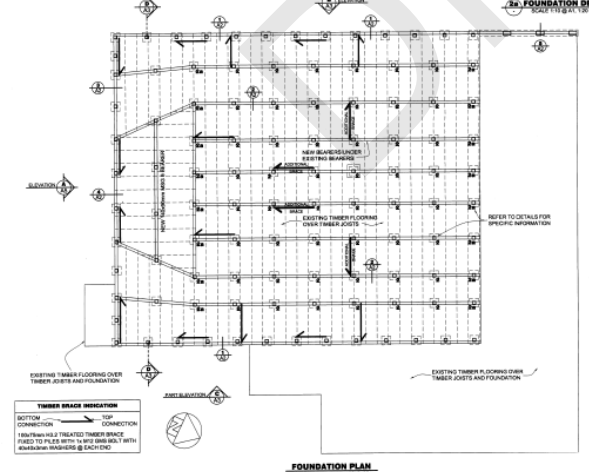
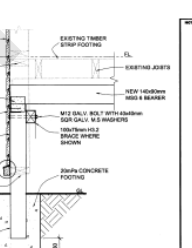
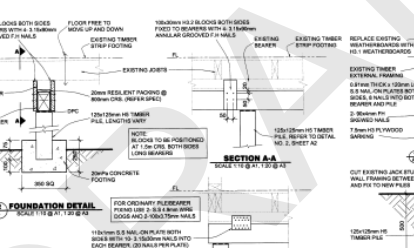
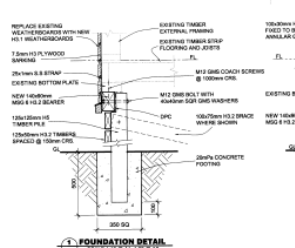
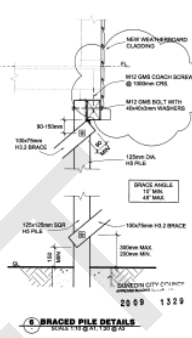
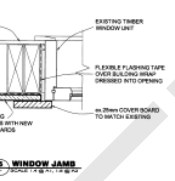
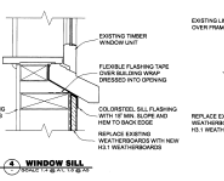
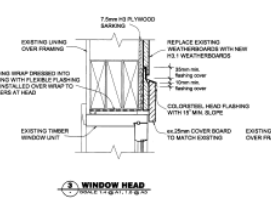
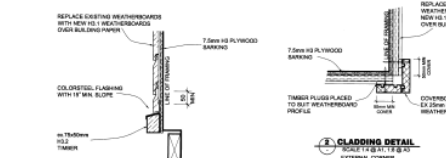
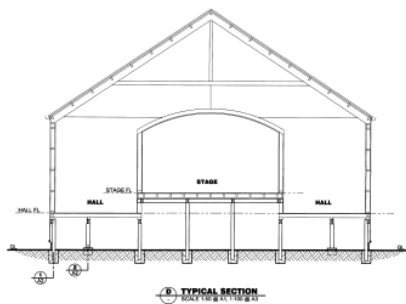
Date Assessment Completed	5 January 2023	Author	HB
Date Peer Reviewed	12 July 2024	Reviewer	MM
Date Confirmed Completed	18 July 2024		

APPENDIX



Location





stevenson
design limited
234 FOREBAY RD, DUNEDIN
PH: 483-3449
Email: stevenson@stevenson.co.nz

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION
DO NOT SCALE OFF DRAWINGS

DATE: 27-08-2008

PROJECT: 1191

ISSUE: 3

DATE: 27-08-2008

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ISSUE: 3

DATE: 27-08-2008

2007 repairs



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels



Search Copy

Identifier OT268/236
Land Registration District Otago
Date Issued 22 June 1935

Prior References
DI S51

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Part Section 52 Block III Otago Peninsula
Survey District

Proprietors
The Pukehiki Hall Society Incorporated

Interests

Transaction Id
Client Reference {barrv0001}

Search Copy Dated 30/06/09 5:31 pm, Page 1 of 2
Register Only

Historic title

51

District of Otago Peninsula Block N^o 3 Part Section 52

Number.	Receipt of Instrument.	Nature of Instrument.	PARTIES.	Date of Instrument.	Where Recorded.	Reference.	Signature.
62525	25 th on 30 Aug. 1887	Conveyance	Robertson to Larnach & Co.	9 Aug. 1887	90. 167 R.	279	
62526	25 th on 30 Aug. 1887	Mortgage	Larnach & Co. to Howard	10 Aug. 1887	87. 748		
68685	235. 28 Aug. 1892	Spec. of mtge.	Howard & Co. to Tanner	22 July 1892	98. 660		
68866	255. 14 Oct. 1892	Spec. of mtge.	Tanner to Sienwright	15 Oct. 1892	100. 172		
71201	1040. 25 Oct. 1894	Transf. mortgage	Sienwright to Rods	17 Oct. 1894	102. 416		
87265	12 25 Jan. 1905	Probate	re Rods	4 Nov. 1904	126. 361		
87806	230 8 May 1905	Transf. mtge.	re Callum & Co. to Gibb	18 March 1905	129. 470		
96655	10.30 10 Aug. 1909	Conveyance	Gibb to Public Works Dept.	22 July 1909	119. 100		

Closed. Brought under the Land Transfer Act. Application No. C. 9871 Vol. 268 236

Robertson

S51 Deeds Index Reference (Deeds Index S, Item Code:R22756322, Series Code:23467, Provenance: DAHG)

279

District of Otago Peninsula Block N^o 3 part of Section 52

Number.	Receipt of Instrument.	Nature of Instrument.	Parties.	Date of Instrument.	Where Recorded.	Reference.	Signature.
34930	11 Oct. 21 Sept. 1882	Conveyance	Robertson to Robertson	16 Sept. 1882	79. 427 P.	872. F. 450.	
62525	255. 30 August 1887	Conveyance	Robertson to Larnach & Co.	9 August 1887	90. 167 R.	151	
75833	255. 15 Apr. 1898	Conveyance	Robertson to Weir	7 April 1898	109. 354 J.	140	
83314	255 2 March 1903	Conveyance	Robertson to Weir	4 March 1902	122. 416 J.	855	
84804	230 31 Aug. 1903	Conveyance	Robertson to Weir	15 Aug. 1903	125. 511 J.	925	
97972	230 1 Apr. 1910	Conveyance	Robertson to Carr	21 March 1910	152. 654. 1157		

Proclamation of land taken part of section 52 for road purposes under the Land Act 1892 deposited in the Lands Registry Office on 7th 1893 93/04

Proclamation of land declared as closed part of a road deposited in the Lands Registry Office on 7th 1893 93/04

1893A 93/04

Deeds Index R279 (Deeds Index R Item Code:R22756321 Series Code:23467 Provenance: DAHG)

↑ Back to search results

Text Research info

VOLUNTEER INTELLIGENCE.

There appears to be some misunderstanding about the number of Volunteers who will attend the Easter camp. There has always been a difficulty about some of the men getting away for the four days, as several business places open again on Saturday; but these form only a small proportion of the men. The difficulty about the trucks has been almost entirely removed, since it has been understood that the railway authorities are endeavoring to make these as comfortable as possible. From returns in the Defence Office, it appears that several of the corps are going in full force, and the country corps will be largely represented. The country is put to considerable expense for these Easter encampments for the purpose of training officers and men, and it is the duty of all with whom the title of Volunteer is not a misnomer to attend.

The hall in course of erection for the Peninsula Rifles at Highcliff suffered considerably from the heavy gale on Monday night. One end of the building was blown in, and other damage done.

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↑ Back to search results

Text Research info

Volunteering.

OUR VOLUNTEERS.

HIGH SCHOOL CADETS.
The High School Rifles and Artillery competed for the District Prizes on the 5th inst. at the Anderson Bay range. The weather was very unfavourable for firing, a strong wind blowing across the range. The highest scorer is F. Treseder, a young cadet of the Artillery, who made 38 points. The ranges were—100, 200, and 300 yards, with five shots at each. Subjoined are the scores of the ten highest:—

CITY GUARDS V. PORTOBELLO RIFLES.

A friendly match was fired at Sandfly Bay on Thursday last. The engaging teams were ten men from the Anderson's Bay division of the City Guards against ten men of Sandy-mountain division of the Portobello Rifles. The Guards scored 411 points against 407 made by the Rifles. A sumptuous repast awaited the teams at Mr Parmenter's hotel, to which they adjourned at the close of the match.

full consideration to the reasons advanced by the deputation.

The Peninsula Rifles opened their new drill-hall at Highcliff on Friday night with a concert and ball. Captain Duthie, as chairman, read apologies from the Hon. Mr Larnach, Major Gordon, and several other gentlemen who were unavoidably absent. The concert programme took nearly three hours to get through, every item being heartily applauded. Those who assisted were—Mrs D. Larnach, Misses Larnach, Bennett, Ferguson, Fancourt, Greig, Irving, Landreth, M'Dougall, and Henderson; Messrs Muir, Robertson, Murray, Francis, McKechie; and Masters McKechie. The hall will accommodate 500 persons, and was very nearly full for the concert. About eighty couples took part in the ball, for which Messrs Cook and Muir supplied the music, while Mr Robert Mercer, of the Highcliff Hotel, catered. The hall has been built at a cost of £450, the Government contributing one-half the amount.

MR T. THOMAS, P. R. C. S. of Wellington

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Chairman.

TO THE ELECTORS OF THE PENINSULA.

GENTLEMEN,—I shall be glad to MEET you on TUESDAY EVENING next, the 23rd instant, at the Drilled, Anderson's Bay, at 8 o'clock; and at the Drilled, Highcliff, near the Church, on FRIDAY EVENING next, the 26th instant, at 8 o'clock.

20au

W. J. M. LARNACH.

TO THE ELECTORS OF PORT