

Historic Heritage Evaluation

Auckland's First State House 146 Coates Avenue Avenue, Orakei



Prepared by Auckland Council Heritage Unit

Final - July 2017

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Cover image: Photograph of the house at 146 Coates Avenue taken from the street.

(Auckland Council, August 2016)

1.0 Purpose

The purpose of this document is to evaluate Auckland's First State House located at 146 Coates Avenue, Orakei against the criteria for evaluation of historic heritage in the Auckland Council Unitary Plan Operative in Part.

The document has been prepared by Megan Walker (Historic Heritage Specialist) of the Heritage Unit, Auckland Council.

2.0 Identification

	146 Coates Avenue, Orakei
Site address	
	LOT 498 DP 8384
Legal description	CT – 22C/957
NZTM reference	NZTM:- Easting: 1762255.48 / Northing: 5919112.35;WGS84:- Longitude: 174.820164 / Latitude: - 36.859993
Ownership	J M Wong and Y Y Chou
	30 Glover Road
	St Heliers
	Auckland 1071
	New Zealand
	Zone : Mixed Housing Urban Controls: Macroinvertebrate Community Index
Additional Controls	
Existing scheduled item(s)	None
Heritage New Zealand Pouhere Taonga Listing	N/A
Pre-1900 site (HNZPT Act 2014 Section 6	By definition of these sections of the Act, the place is unlikely to be considered an archaeological site due to its association with human occupation after 1900.
CHI reference	N/A
NZAA site record number	N/A

3.0 Constraints

- This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive.
- This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua.

- The interior of the house has not been inspected and is not part of this evaluation.
- This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the house are based on visual inspection only.

4.0 Historical summary

In the late 1930s, Orakei became the first state housing development in Auckland. Just over ten years earlier, in 1925, plans were produced for the Orakei Garden Suburb. The area, known as the Orakei Block, by this time had already experienced an interesting history.

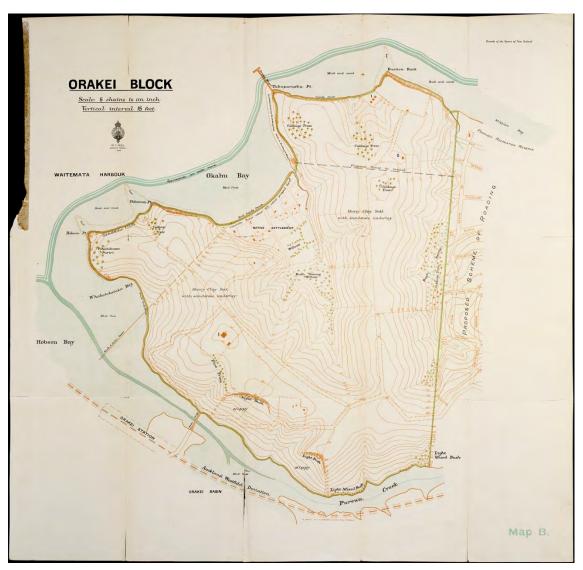


Figure 1: A topographical map of the Orakei Block in 1924, showing the proposed roads. (Sir George Grey Special Collections, Auckland Libraries, NZ Map 7013).

Following the Treaty of Waitangi in 1840, local Maori hāpu, Ngāti Whātua, gave the new town of Auckland over 3000 acres of their land.¹ By the mid 1850's the only Auckland land that remained in Ngāti Whātua ownership was the Orakei Block, consisting of some 700 acres.² In 1869, the Native Land Court removed the overall

¹ <u>http://www.treaty2u.govt.nz/the-treaty-today/the-orakei-claim/</u> accessed 4 August 2016 ² Ibid

tribal ownership and awarded the land to only 13 Ngāti Whātua members. Although contested, the land remained in the ownership of the 13 members. In 1898, the Native Land Court split the Orakei Block into individual lots for each of the 13 owners.³ The Native Land Court proceeded to purchase these lots from 1913. The entire purchase was not completed until 1950 with the process being delayed by the two World Wars, the Depression and the resistance of the owners to sell as it became increasingly clear that the land was to be subdivided for European use.⁴

However, by the mid-1920s, most of the land had been purchased and in 1925, the government introduced a competition to create Auckland's first garden suburb, providing sea views and open green spaces for a residential development.⁵

The concept of designing new communities in a suburban setting, known as the garden suburb movement, was not only due to the need for urban expansion. Early 20th century cities in New Zealand were characterised by relatively haphazard planning with ad hoc building leading to overcrowding accompanied by little to no provision for the disposal of sewage and the distribution of clean water. No zoning meant that residential buildings were mixed in with industries and their badly manged pollution. Cramped conditions led to disease-ridden slums with a high mortality rate.⁶

City Officials began to focus on ways in which planning could be used to improve the quality of life and minimize occurrence of infectious diseases. Following the 1918 influenza epidemic, with the realisation that substandard housing and poverty played a substantial role in the spread of illness, a Commission of Inquiry recommended minimum housing standards with some government control being imposed.⁷ In May 1919, the first New Zealand Town Planning Conference concluded that healthy environments produced healthy lives.⁸

International sociological studies undertaken in the early decades of the 20th century, determined that people living in the city are isolated, with little or no interaction with their neighbours. This conviction led to concerns for public welfare's mental health and the belief that such isolation threatened future society. Sociologists perceived the most favourable model for good communities is the one that existed in villages and small towns where people knew each other and benefited from the culture of community spirit.⁹ Known as the garden city movement, the history of this town planning concept is well documented, with its roots in the earlier idea of a garden city.

The garden city movement is clearly expressed by the English founder Ebenezer Howard's publication *Tomorrow: A Peaceful Path to Real Reform,* published in 1898, and *Garden Cities of Tomorrow,* published in 1902.¹⁰ These publications conveyed the idea that human behaviour was shaped by physical environments. Well-designed surroundings were believed to promote good behaviour. The 'nuclear family was to form the main social unit and local community centres to facilitate public life'.¹¹ The streets were to integrate with the areas topography with low-density housing in 'park-

³ <u>https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_68494556/ReportonOrakeiW.pdf</u> accessed 4 August 2016 and *Auckland Star,* 11 January 1898, p5.

⁴<u>https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_68494556/ReportonOrakeiW.pdf</u> accessed 4 August 2016.

⁵ Ibid.

⁶ Ben Schrader. 'City planning', Te Ara- the Encyclopedia of New Zealand, updated 9-Nov-12. URL: http://www.TeAra.govt.nz/en/city-planning/print

⁷ Ferguson, Gael, *Building the New Zealand Dream*, (Palmerston North: The Dunmore Press Limited, 1994), p.71

⁸ Ferguson 1994, p.76

⁹ We Call it Home, pp167-168

¹⁰ Ferguson 1994, p.75

¹¹ Ibid.

like surroundings' and the use of cul-de-sacs to 'encourage social interaction.'¹² The theory also declared that by placing the working classes in amongst the middle classes, it would encourage them to adopt middle class values.¹³ The first garden city was built at Letchworth in England. However, although it was successful in terms of town planning, it did not inspire town planners to develop more garden cities.¹⁴

The more achievable garden suburb movement adopted the basic principles of the garden city, applying them to a suburban context. Planning involved individual homes placed on spacious plots of land in a network of curvilinear streets following the topography of the area, allowing for public parks and reserves. The garden suburb was to be a residential area close to the main city, but separated from it by a stretch of countryside to ensure the cleanliness and healthy environment of the garden suburb. Orakei was chosen as the perfect area to embrace the concept of the garden suburb. with its sea views and undulating countryside and proximity to the city for commuting ease.¹⁵ The 1925 competition to design the layout of 600 acres of Auckland's first garden suburb attracted 42 entries. Reginald Bedford Hammond (1894-1970) won the competition. Hammond's design featured "curvilinear roads and cul-de-sacs, complemented with street trees and grass verges, all designed to fit with the difficult terrain, with housing sections provided in various sizes. There was also a generous provision for civic and community amenities, part of which was a civic centre, town hall and associated monuments.¹⁶ The project coincided with the construction of a road along the waterfront to connect the city to Orakei and provide for the growth of the new outer lying eastern suburbs.¹⁷

R B Hammond was made the first Director of Town Planning in 1926 and helped draft New Zealand's first Town Planning Act, a significant development in town planning in New Zealand. The Town Planning Act of 1926 required "municipalities to prepare a town planning scheme, where land uses were functionally zoned, preventing the haphazard growth of towns. A Statutory Board would administer the act and vet schemes"¹⁸.

The construction of the roads in the new layout planned for Orakei began in October 1926 to follow the plan designed by R B Hammond, using relief labour from the ranks of the unemployed.¹⁹ Five hundred sections became available as the area was completely subdivided with the necessary services such as sewage, drainage and electricity. The first sections were to be ready for disposal towards the end of January 1928.²⁰ At the time, newspaper advertisements selling the sections referenced the creation of new city connections.²¹

In 1930, an article in the Auckland Star discussed the new subdivision as follows:

"Two years have passed since the area was subdivided after purchase by the Government, and something like half of the available sections have been offered at the three auction sales conducted by the North Auckland Land Board. While a number were purchased, many were passed in and some have since been acquired at upset prices. Already the new suburb is assuming a certain orderliness with well-laid out

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Annabell, John B., 'Planning Napier 1850-1968' 2012, p.224

¹⁶ Annabell 2012, p.224

¹⁷ Auckland Star, 14 June 1927, p9.; New Zealand Herald, 3 April 1928, p12

¹⁸ Ben Schrader. 'City planning', Te Ara- the Encyclopaedia of New Zealand, updated 9-Nov-12. URL: http://www.TeAra.govt.nz/en/city-planning/print

¹⁹ New Zealand Herald, 5 September 1929, p20

²⁰ Auckland Star, 28 December 1927, p.1

²¹ New Zealand Herald, 5 September 1929, p20

streets, effective drainage, reticulated electric power and about a dozen new houses. When the problem of regular communication by means of buses is solved there is likely to be increased popular interest both in Orakei and in the other suburbs served by the new eastern roadway."²²



Figure 2: The original design of the Orakei Garden Suburb completed by R B Hammond. (National Library of New Zealand NLNZ ALMA 9911741903502836).

However, although Hammond's design was partially implemented, with the layout of streets, the garden suburb was never fully completed. The decline in popularity of the garden suburb concept and the onset of the depression undoubtedly contributed to this. Moreover, there was by now a housing shortage, which needed addressing on an urgent basis.

²² Auckland Star, 18 March 1930, p6



Figure 3: Aerial photograph dated 1930 of Pokanoa Point with the layout of the proposed development of the area. Coates Avenue is the long road leading away from the central Fenton Circus. (Sir George Grey Special Collections, Auckland Libraries, 7-A10437).



Figure 4: New Zealand Herald, 5 September 1929, p20.

In 1935, the Labour Party won the election. The Labour Party advocated social liberalism and proceeded to close the gap of social inequality. Under the guidance of the new Prime Minister, Michael Joseph Savage, the government began a process of radical social welfare reforms, which were to transform New Zealand into a welfare state. The government aimed to provide free education, a free public hospital system, a basic minimum wage, full employment, a social security system and adequate housing.

The new government promised a new state-owned housing scheme to meet the excessive demand for homes in New Zealand. It would be the first in the world to provide state owned housing, as opposed to local government housing. In 1935, the government conducted a survey Housing in New Zealand, which recognised that many people lived in sub- standard rental accommodation and that there was a substantial shortage of 20,000 houses.²³ In late 1936, the Department of Housing Construction was established to oversee the construction of state houses. John A Lee was appointed as the Under Secretary of Housing. Under the new Labour Government, John A Lee had not received a Ministerial role. However, he was given this important portfolio, which suited his socialist ideals to provide good quality cheap rental housing to the disadvantaged.²⁴

Arthur Tyndall was appointed as Director of the Department of Housing Construction. Tyndall was exceptionally experienced in development projects and was known for achieving successful outcomes with a variety of projects in a timely manner.²⁵ As Director of Housing Construction, Tyndall employed RB Hammond and F. Gordon Wilson.

At the time, there was an ongoing discussion in Parliament with regard to the slum clearance in New Zealand cities. The state housing scheme was seen as a means to house displaced people in a substantial and comfortable dwelling. The rental of the new state houses was to be affordable so that all workers were able to obtain a home.²⁶ In a statement made by the Right Honourable Michael Savage in 1936, he said:

"We want to build real homes for the people....In a country like New Zealand there is no need for people to be herded together in tenements. There is plenty of land available, and the Government will build houses of which the occupants will be proud. We do not want houses of a jerrybuilt kind from which people can look down the street without opening the door. Nor do we want standardised houses at which people can point and say, 'That's a Government house.' There will be something distinctive about the houses, and there will be ample space for the children. Above everything else, we want to ensure that the children are given a chance to live in decent surroundings, where they will be able to develop as nature meant them to."27

The proposed construction of the state-owned houses was to serve the dual purpose of creating substantial work at a time of high unemployment as well as providing housing to those less privileged. Initially the Labour Government declared the intention of the housing scheme to build cottages rather than flats, providing family homes with gardens. The Labour Government was keen to promote the importance of community and family. The state housing suburbs, often combined with the ideals of garden city

²³ Beyond the State, New Zealand State Houses from Modest to Modern, p35

²⁴ <u>https://en.wikipedia.org/wiki/John A. Lee</u> accessed 14 February 2017

²⁵ James W. Brodie. 'Tyndall, Arthur', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/4t32/tyndall-arthur accessed 14 February 2017. ²⁶ Auckland Star, 8 April 1937, p19

²⁷ Evening Post, 23 July 1936, p10

planning, were perceived as a way of having both.²⁸ The first state houses were to be constructed on government owned land in Miramar, the Hutt Valley and the Orakei Block.

The Labour Government intended the state housing movement to integrate state homes in already affluent suburbs creating a more socially diverse neighbourhood. Another desire was that former city dwellers would adopt middle class values.²⁹ One of the objectives of the original garden suburb was to have a mix of house types providing for people of all backgrounds. The street plan for Orakei clearly displays this, with the larger wealthier homes around Paritai Drive and Fenton Circus, mixed in with smaller homes in other streets such as the lower part of Coates Avenue.

In Orakei, the owners of the already established substantial houses expressed some concern as to how the proposed Government housing scheme would change the character of the suburb.³⁰ At this stage, no information had been provided regarding the style of the dwellings and the residents were concerned that they may be a reproduction of small workers cottages, previously built by the City Council in Grey Lynn, rather than the more substantial homes initially conceived as appropriate for the garden suburb.³¹ This concern was clearly based on the belief of the owners of the existing highly-priced housing in the garden suburb, that the area would be degraded by a lower class of housing. The government was quick to dispel this belief, revealing the designs for the houses and pointing out that the Department of Housing Construction was liaising with the New Zealand Institute of Architects in its preparation of designs, so that the houses would not detract from the already established area.³²



Figure 5: A 1930s plan of the Orakei subdivision with the blue fill displaying the area the government planned to construct the state housing. (Sir George Grey Special Collections, Auckland Libraries, NZ Map 1303).

²⁸ We Call it Home, p169

²⁹ Ben Schrader. 'City planning', Te Ara- the Encyclopaedia of New Zealand, updated 9-Nov-12. URL: http://www.TeAra.govt.nz/en/city-planning/print accessed 4 August 2016.

⁸⁰ New Zealand Herald, 2 October 1936, p12

³¹ Ibid

³² New Zealand Herald, 5 October 1936, p10

F. Gordon Wilson became the chief architect at the Department of Housing Construction in 1936. Gordon Wilson and his team of architects produced a guidance document for the design style and layout of the new state house and how it was to relate to the site in terms of sunlight, privacy and views.³³ By the end of 1936, plans for the houses were produced by a panel of architects under the guidance of this document along with some assistance from the New Zealand Institute of Architects.³⁴ The final drawings were then altered by the architectural team at the Department of Housing, to accommodate standardised joinery and other architectural elements.

At the end of 1936, R B Hammond was appointed town planner and housing consultant to the Department of Housing Construction.³⁵ It was ironic that Hammond was to work on the project in Orakei, the garden suburb that he had designed in 1925. Hammond's model was to be used as the model for the early state housing developments in New Zealand.³⁶

Tenders were sent out at the beginning of 1937. Construction began soon after. In Wellington, around 375 houses were to be built on Crown Land in Miramar and Lower Hutt. The first state house completed in New Zealand was at 12 Fife Lane, Miramar. In Orakei, 109 tenders were received for 36 contracts. Fletcher Construction won the tender for 208 of the 212 houses to be constructed in Orakei.³⁷ The programme was to complete 36 houses per month. To accomplish this it would be necessary to employ 300 tradesmen.³⁸ The scheme was deemed at the time, to be the largest construction project undertaken in Auckland.

In February 1937, John A Lee, stated the following:

*"I venture to predict that in three months' time Orakei will be a place of pilgrimage, where people will take their Sunday outings to see the Government Houses."*³⁹

His prediction turned out to be spot-on. After the state homes were built, they became a popular "tourist" attraction for others and a photograph of cars lining Coates Avenue in the Orakei Garden Suburb and State Housing area to view the state homes.⁴⁰

The first group of houses were built in Coates Avenue with the work beginning in May 1937.



Figure 6: Workmen beginning construction on the first state house in Coates Avenue, Orakei. (New Zealand Herald, 4 May 1937, p8).

³³ The document was called *Designs for Houses: Particulars as to Accommodation, Design Construction and Equipment.* Beyond the State, New Zealand State Houses from modest to modern, p39.
 ³⁴ Auckland Star, 9 February 1937, p8

³⁶ Ferguson 1994, p.79; Miller, Caroline L. 'Hammond, Reginald Bedford', from the Dictionary of New Zealand Biography. Te Ara- the Encyclopaedia of New Zealand

³⁸ Auckland Star, 6 April 1937, p8

³⁵ Caroline L. Miller. 'Hammond, Reginald Bedford', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/4h12/hammond-reginaldbedford accessed 4 August 2016

http://www.TeAra.govt.nz/en/biogrpahies/4h12/hammond-reginald-bedford, accessed 18 August 2016 ³⁷ Evening Post, 18 March 1937, p10

³⁹ Auckland Star, 1 February 1937, p9

⁴⁰ Refer to Photograph on Page 12

In early December, the first twelve houses in Coates Avenue were completed and ready for tenancy. Another sixty houses were being completed.⁴¹ There were around 2000 applications for tenancy within Auckland. Officers from the State Advances Corporation interviewed prospective tenants, and the most urgent cases were able to participate in a ballot determining which of them would occupy the first twelve houses. The rents were to vary between 26 shillings to 32 shillings per week depending on the size of the house.⁴²

Plans for transport to the area and establishing a local shopping centre were facilities that were discussed, but had not transpired at the time the construction began. The houses continued to be built in the area and services slowly developed. A bus service was discussed at length when the development first started. By 1938, L J Keys Ltd operated a bus service between the city and Orakei, via Mission Bay.⁴³ However, the licence to run the service was temporary and it took some time before a regular permanent bus service was established. A site was earmarked for a shopping and community centre near the junction of Coates Avenue and Kepa Road. However, it was some time before the centres were built. Anglican and Roman Catholic churches were constructed in Orakei in the early 1940s.⁴⁴



Figure 7: Houses under construction in Coates Avenue in August 1937. It is possible that 146 Coates Avenue is the 7th house to the right of the photograph. (Sir George Grey Special Collections, Auckland Libraries, AWNS-19370825-53-1).

The house at 146 Coates Avenue was to become the site of the official opening of the state housing scheme in Orakei on 23 December 1937. At the opening the Prime Minister, Michael Savage assisted the new tenants, Mr and Mrs T E Skinner carry their furniture in. The New Zealand Herald reported on the event as follows:

"In his shirt-sleeves and assisted by members of Parliament in similar workmanlike attire, the Prime Minister, Mr Savage, assisted in carrying the furniture into one of the new State houses at Orakei yesterday. It was not the first of the houses to receive a tenant, but the installation of one family in their home was regarded more or less as the official opening of the Orakei housing scheme. The tenants who were installed yesterday were Mr and Mrs T E Skinner and their small boy. When the Prime Minister arrived, accompanied by the Mayor, Sir Ernest Davis, he was welcomed by Mr J A Lee, Parliamentary Under-Secretary in charge of Housing. There was an attendance of about 300, including members of Parliament, officials of the Labour Party and workmen from the contracts which are still in progress."

⁴¹ New Zealand Herald, 9 December 1937, p15

⁴² Ibid

⁴³ New Zealand Herald, 21 January 1938, p16

⁴⁴ Auckland Star, 20 September 1941, p6

⁴⁵ New Zealand Herald, 24 December 1937, p13



Figure 8: The opening ceremony of Auckland's "First State House" showing the house in its original form. (*No job too big: a history of Fletcher Construction*).

Tom and Martha Skinner were a young couple with a five year old son. The *Auckland Star* reported their interview with Mrs Skinner. In the story, Mrs Skinner conveys how the family was displaced following the sale of the rental home they were living in at Westmere. After looking at houses and apartments for over six months they were constantly denied a home, because they had a child. The house at 146 Coates Avenue was the best possible outcome for the Skinners.⁴⁶ It is apparent the Skinners did not occupy the house for long. In 1939, a new tenant by the name of Roy Channon Wangford is recorded.



Figure 9: Cars travelling along Coates Avenue, Orakei on opening day for the new estate. There are figures standing outside what appears to be 146 Coates Avenue. (National Library of New Zealand Reference- 1/4-086901-F).

In 1973 the property was sold by the government into private ownership. William and Bramlee Gilbertson purchased the property on 17 January 1973. It is apparent that the

⁴⁶ Auckland Star, 24 December 1937, p18

¹⁴⁶ Coates Avenue, Orakei _Final

Gilbertsons had been living in the house since at least 1962 when they had a sun room added on the north western side of the house. When William Gilbertson died in 1987, his wife Bramlee remained the owner of the house until she died in 1994. The property remained in the hands of the executors until 2002 when it was sold to Blue sky Consulting Ltd, who owned it for the following 11 years when it was sold to Jeffrey Wong and Yu Yun Chou in August 2013 who are the current owners. It appears the property is leased as the current tenants have their company O Diabo registered at this address.

First Occupants – Thomas and Martha Skinner (Sir Thomas Skinner 1909-1991)

It is unknown how long the Skinners lived in the house, but they were divorced in the early 1940s prior to Thomas Skinner remarrying Mary Yardley in 1942. It is possible they left the home around this time.

In 1940 Thomas Skinner was elected secretary of the New Zealand Plumbers Union. He was also the secretary of several other unions in Auckland such as the stone masons, the musicians, the shipwrights and other smaller unions. Thomas Skinner also became associated with the Labour Party around this time taking on the role of the secretary to the Auckland Labour Representation Committee. He became the Member of Parliament for the Tamaki seat in 1946, but lost the position in the 1949 election.

Skinner was to go on to become the president of the Auckland Trades Council in 1954 and in 1963 he was elected President of the Federation of Labour having held the position of Vice President since 1959. He was known as a conciliatory leader managing to negotiate better terms for the working New Zealander and held the position until he retired in 1979. Thomas Skinner was knighted in 1976. He died in 1991.⁴⁷

Michael Joseph Savage (1872-1940)

Born in Tatong, Victoria, Australia, Michael Savage left school at the age of 14 and worked in a wine and spirits shop in Benalla while attending night school. After being retrenched during the Depression, in 1893, Savage sought work as an irrigation ditch digger in Narrandera, New South Wales. In Narrandera, Savage joined the General Labourers' Union and studied the radical political theories of Americans Henry George and Edward Bellamy.⁴⁸

After seven years Savage moved back to Victoria, near Rutherglen, and took on several different jobs. He was active in the local miner's union and the Political Labour Council of Victoria. In 1907 he emigrated to New Zealand. He found work in Auckland as a cellarman at the Captain Cook Brewery in Newmarket. Savage took on the position as president of the Auckland Brewers', Wine and Spirit Merchants' and Aerated Water Employees Union and secretary of the Auckland Branch of the New Zealand Socialist Party. In 1910 he was elected president of the Auckland Trades and Labour Council until 1911 when he became the Auckland branch chairman of the New Zealand Federation of Labour. He soon became a member of the newly formed Social Democratic Party. In 1916 he was involved in the formation of the New Zealand Labour Party, becoming the vice president in 1918 and then national secretary in 1919.⁴⁹

 ⁴⁷ Peter Franks. 'Skinner, Thomas Edward', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/5s23/skinner-thomas-edward (accessed 9 August 2016)
 ⁴⁸ Barry Gustafson. 'Savage, Michael Joseph', from the Dictionary of New Zealand Biography. Te Ara - the

⁴⁸ Barry Gustafson. 'Savage, Michael Joseph', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/4s9/savage-michael-joseph (accessed 16 February 2017)

^{#9} Ibid

In 1919, Savage was elected to Parliament as the Auckland West Labour MP. He simultaneously served as a Labour representative for Auckland City Council from 1919 to 1923. In 1922, Savage became deputy leader of the Labour Party. He became an advocate for free health services and increased pensions and was largely responsible for the 1926 Family Allowances Act. Savage became leader of the Labour Party in 1933 and then Prime Minister of the first Labour Government in 1935.⁵⁰

Savage was identified by the New Zealand public as a humanitarian in his belief in a better and fairer society. Known as the architect of the welfare state, Savage worked tirelessly to improve the standard of living in New Zealand. Apart from the state housing scheme, Savage was responsible for the reforms under the Social Security Act, 1938. This Act provided a free health system, a means tested old age pension at the age of 60 and superannuation for all New Zealanders at the age of 65. He died while still in office in March, 1940 and would be remembered long after as the Prime Minister for the New Zealand people.

John Alfred Alexander Lee (1891-1982)

John A Lee grew up in Dunedin. Leaving school in 1905, at the age of 14, Lee worked in the boot and then printing industry. In 1906, after being convicted of theft, he was sent to Burnham Industrial School, an institution for juvenile delinquents. He eventually moved north and while working in the King Country in 1912, Lee was again arrested and sent to Mt Eden Prison for liquor smuggling and breaking and entering. Once released, in 1913, he worked in Auckland and Northland before enlisting in the New Zealand Expeditionary Force in 1916.⁵¹

Despite his short amount of education, it appears John A Lee had found time to learn to read and had devoured books on socialism. During his time in the army he met up with others who shared the same socialist beliefs and became known as *Bolshie Lee*. He wrote for the *Chronicles of the New Zealand Expeditionary Force*, while serving overseas, expressing his socialist views. He was awarded the Distinguished Conduct Medal for bravery in 1917. In 1918 he lost his left arm in battle. Following his return to New Zealand, he married Mollie Guy and set up a soap manufacturing business in Auckland. By this time, a committed socialist, Lee joined the Labour Party and served as a Labour MP for Auckland East from 1922-1928 and then Grey Lynn from 1931 to 1940.⁵²

Lee was perceived to be extreme leftwing by the Labour party leaders and was not included in the more moderate first Savage cabinet in 1935. However as Under-Secretary of Housing, he became responsible for the successful introduction of Labour's state housing programme. There was a great deal of tension between Savage and Lee because of their political differences. In 1940, Lee was expelled from the party following his criticism of Savage, who was terminally ill, in an article published in a left wing journal *Tomorrow*. He formed the Democratic Labour Party but was never re-elected. His political career was destroyed.⁵³

Following his departure from politics, Lee turned his attention to writing. In the 1960s he was particularly prolific, producing a number of books.

⁵⁰ Ibid

⁵¹ Erik Olssen. 'Lee, John Alfred Alexander', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/4l8/lee-john-alfred-alexander (accessed 16 February 2017)

⁵² Ibid

⁵³ 'John A Lee', URL: https://nzhistory.govt.nz/people/john-a-lee, (Ministry for Culture and Heritage), updated 30-Mar-2015 (accessed 16 February 2017).

Arthur Tyndall (1891-1979)

Born in Dunedin, Arthur Tyndall received a full primary and secondary education. He began employment in 1909 as an engineering cadet for the Public Works Department, working on railways and irrigation projects. He was appointed assistant engineer to the Dunedin City Council in 1914. In 1915, Tyndall returned to the Public Works Department, working on the construction of the Featherston Military Camp and then as the works engineer officer at Trentham Military Camp.⁵⁴

He became an associate member of the British Institute of Civil Engineers in 1917 and in 1920 he was appointed as the engineer in charge of public works in Western Samoa. In Samoa he was responsible for the construction of water supplies, sanitation works, roads, a hospital, public buildings and housing.⁵⁵

In 1923, Tyndall studied specialist engineering courses at the Massachusetts Institute of Technology (MIT), in the United States. He returned to New Zealand in 1924 taking up the position as the engineer to the Main Highways Board. In this role he was responsible for the first hard surfaced highway between Auckland and Wellington completed in 1926. During the time he was at the Main Highways Board he also studied law and was admitted as a solicitor to the Supreme Court in 1929. Simultaneously he was also studying accounting.⁵⁶

In 1934, he became the Secretary of Mines, before the new Labour government appointed him the director of the newly established Department of Housing Construction. Working closely with John A Lee, Tyndall involved the building trade and the New Zealand Institute of Architects and engaged R.B. Hammond and F. Gordon Wilson to realise the designs for the new state housing scheme. By the time he left the department, in 1940, 6,459 state houses had been built.⁵⁷

He was appointed as a judge of the Court of Arbitration, a position he held between 1940 until his retirement in 1965. He was highly regarded for his 'wit, intellect and humanity' that he brought to the court. He received a knighthood in 1955.⁵⁸

Tyndall was involved in a number of other activities during his appointment to the Court of Arbitration, including chairing commissions of inquiry, investigating labour problems in Pakistan and an inquiry into trade union rights of public employees in Japan. He also gave a series of lectures at universities in the United States on industrial relations and arbitration.⁵⁹ In 1973, Tyndall was recognised for his enduring work and multiple capabilities by Victoria University, awarding him an honorary degree as Doctor of Laws.

Francis Gordon Wilson (1900-1959)

Born in Perth, Western Australia, Francis Gordon Wilson (known as Gordon) was the son of a New Zealand born architect, Francis (Frank) Wilson. The family came to live in Wellington, New Zealand in 1903. After completing his studies at Wellington Technical School, Wilson was apprenticed at the architectural office of William M. Page for three years. In 1920 he moved to Auckland to study architecture at the Auckland University College while working for Hoggard, Prouse and Gummer and then the new

⁵⁴ James W. Brodie. 'Tyndall, Arthur', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/4t32/tyndall-arthur (accessed 16 February 2017) ⁵⁵ Ibid

⁵⁶ İbid

⁵⁷ Ibid

⁵⁸ İbid

⁵⁹ İbid

partnership of Gummer and Ford in 1922. He was taken into partnership with the firm in 1928.⁶⁰

During the next eight years, the projects he worked on included the Auckland Railway Station, the National Art Gallery, the Dominion Museum and National War Memorial Carillon, the Remuera Library and the Wellington Public Library (now the city gallery).

In 1936 Wilson was appointed the architect of the Department of Housing Construction and was immediately put to work on the State Housing programme. The department later became the Housing Division of the Ministry of Works of which he was appointed the chief architect in 1943. In 1948, he became the assistant Government Architect. He held this position until 1952 when he was finally appointed Government Architect.⁶¹

During his time working for the government he led a team that produced a number of cutting edge designs. Apart from the responsibility of the state programme for detached family homes, his team also produced the designs for the high rise state flats in Wellington and Auckland, Bledisloe House, the University of Otago Dental School and the University of Canterbury School of Engineering Building.

Wilson was an associate of the Royal Institute of British Architects and was actively involved with the NZIA and NZ Institute of Town Planning, and the National Historic Places Trust (now Heritage New Zealand).

Reginald Bedford Hammond (1894-1970)

Born in Te Kopuru, Northland, Hammond trained as an architect and surveyor, working in his father's firm in Dargaville while studying architecture part time at the Auckland University College. Travelling to London in the early 1920s, Hammond studied town planning at the University College, London. In 1923 he became a member of the Town Planning Institute, London.

Returning to New Zealand, he worked as an architect. However his education in London had introduced him to new concepts and he was now well-schooled in the garden city movement, incorporating the concept of good house design with good urban planning to create the best environment. This education was acknowledged when, in 1925, Hammond won a national competition presented by the Department of Lands and Survey to design the Orakei Garden Suburb. In 1926, his skills were utilised in drafting New Zealand's first Town Planning Act and later that year he was appointed as the first Director of Town Planning.

He returned to private practice in 1927 assisting local authorities in producing town plans. In 1928 he moved to Wellington to work as both an architect and town planner. In 1936, the first Labour Government appointed Hammond as town planner and housing consultant to the Department of Housing Construction headed by Arthur Tyndall. He was a key figure along with Wilson and Tyndall in implementing the intense state housing scheme that was about to take place throughout New Zealand. His model for the garden suburb of Orakei was seen to be the basis of the plan for state housing suburbs. His later design for the Savage Crescent state housing development in Palmerston North is considered to be the most successful realised example of his work.⁶²

⁶⁰ Julia Gatley. 'Wilson, Francis Gordon', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/5w36/wilson-francis-gordon (accessed 9 March 2017)

⁶¹ Ibid

 ⁶² Caroline L. Miller. 'Hammond, Reginald Bedford', from the Dictionary of New Zealand Biography. Te Ara
 the Encyclopedia of New Zealand, http://www.TeAra.govt.nz/en/biographies/4h12/hammond-reginald-bedford (accessed 9 March 2017)

Fletcher Construction Company Limited

After arriving in Dunedin from Scotland in 1908, James Fletcher set up a partnership with an Englishman, Albert Morris in 1909 to construct houses. In 1915, Fletchers Brothers was formed when James was joined by his brother William and later John. In 1916 they won the contract for the Auckland City Markets. In 1919, as the business expanded the brothers formed the limited liability company, Fletcher Construction.⁶³

The company continued to thrive with major construction projects and in 1925, the headquarters were moved to Auckland. During the Depression years, the company was responsible for the construction of a number of notable buildings. These included the Arts Building at Auckland University College, the Civic Theatre, the Chateau Tongariro and the Wellington Railway Station.

In 1935, James Fletcher, with his experience in large scale developments, was asked to advise Michael Savage's government on social housing policy. Impressed by Fletcher's advice, and seeing the value in the resources available, Savage wanted to buy Fletcher Construction as a government construction agency. However James Fletcher remained independent.⁶⁴

The advice was followed up by Fletcher Construction taking on a large proportion of the contracts to build state houses in Orakei, Miramar and the Hutt Valley. By March 1937, the company was operating two factories working 24 hours a day producing materials for the new state housing programme.⁶⁵

In 1940, Fletcher Construction became a public company known as Fletcher Holdings, with Fletcher Construction being a significant subsidiary. By that time the company's interests were extensive, including steel plants, quarries and engineering shops. James Fletcher retired as chairman during the war and was seconded to the position of Commissioner for State Construction, responsible to the Prime Minister, Peter Fraser.⁶⁶

5.0 Physical Description

Site and Context

Coates Avenue has changed dramatically since the first houses were constructed in 1937. Very few of the early state houses remain and of those that do, some have been altered beyond recognition. The majority of the early state houses have since been demolished and new larger two-storey houses have taken their place. Most of the sections have been subdivided to fit two houses on. The site that 146 Coates Avenue occupies is a rarity rather than the norm.

At the Fenton Circle end of Coates Avenue are the large privately owned homes of the initial garden suburb development that began to take place in the late 1920s, mixed in with contemporary dwellings of a similar scale.

⁶³ The University of Auckland Business School,

http://www.businesshistory.auckland.ac.nz/fletchers/company_profile.html accessed 9 March 2017 ⁶⁴ Beyond the State, New Zealand State Houses from Modest to Modern, p36

⁶⁵ The University of Auckland Business School,

http://www.businesshistory.auckland.ac.nz/fletchers/company_profile.html accessed 9 March 2017 ⁶⁶ Ibid



Figure 10: Aerial of the streetscape the house is situated in. The area still has a high percentage of State houses and flats left over from the initial development. However in Coates Avenue only a limited number of the early state houses remain. The area has retained its residential character with a number of the sections now subdivided. (Auckland Council Geo Maps).



Figure 11: Close up aerial showing the full site that has been retained for this property. There has always been a right of way next to this site and this was widened in the mid1990s. (Auckland Council Geo Maps).

Building Description

The description of the house is based upon the view taken from the public realm alone and very rudimentary floor plans from the Auckland Council Property File.⁶⁷

The house at 146 Coates Avenue is an L-shaped brick clad home with a clay tiled hipped roof. A concrete foundation perimeter wall has lattice patterned vents circulating air beneath the house. The chimney is still present on the north western side of the house and would be situated in the living room.

⁶⁷ Auckland Council Property Files



Figure 12: The street view of the house at 146 Coates Avenue (Auckland Council, August 2016).



A small porch where the L shape intersects provides the front entry to the house. Terrazzo concrete has been used on the front porch floor and steps. The original front door still exists and the board and batten lining to the porch walls is original. The tiled roof extends over the porch and is supported by an end brick wall with an opening in the brick work. An arched opening to the porch is concealed by a corrugated metal awning which has been added later.

Figure 13: The front porch to the house with the addition of an awning which conceals the arched entry to the porch. (Auckland Council, August 2016).

The house has retained original window joinery on all facades that are seen from the street. These are timber framed three-paned casement sash windows combined with single top light awning openings.

The back porch is situated in the northeastern corner of the house and is sheltered with glazed walls. The rooms along this corner of the house would consist of the bathroom and separate toilet located next to the kitchen at the rear of the house, which lead to the laundry and back door.



Figure 14: The eastern side of the house that shows the back porch and the service areas of the house. The room nearer the front would be a bedroom. (Auckland Council, August 2016).

Alterations

The image on page 13 indicates the original form of the house and provides evidence that there has been very little alteration to the house. The shutters shown on the front window have since been removed. Later additions to the house include the conduit added on the south eastern corner housing internet cabling and the canopy over the front porch step. The canopy partially conceals the bricked arched entry which is a significant feature of the front porch design. Plans drawn up in 1962 to add a sunroom to the rear of the house indicate that rear windows were removed and sliding doors fitted to provide entry to the sun room. The rear of the house could not be viewed from the street. However the GIS aerial indicates the change in form to the house at the rear.

A brick garage has been added on the north western side of the house and was already constructed by 1940 according to the aerials of that year.

Condition

As an occupied dwelling and as seen from the street, the house appears to be in very good condition.

Key features

The key features include but are not necessarily limited to the following:

- Original window and front door joinery
- Original front porch terrazzo floor and steps
- Original board and batten lining on front porch walls
- Original hipped roof form with original tiles
- Original roof overhang over front porch
- Brick arch to entry porch
- Opening to the side of the entry porch
- Original brick cladding with concrete foundation base
- Original brick chimney

- Large site size not subdivided
- Orientation of the house to view the street from the living area.
- Orientation of the house for privacy and sunlight.

Early State House Design

The early state house designs were quite distinctive compared to the squarer and less decorative houses that were to come later.

The construction of the first state houses built was of a high standard using local materials. Houses were of timber-framed construction with concrete foundations. Weatherboards or bricks were the standard choice of cladding, although there was some experimentation with asbestos sheeting and concrete.⁶⁸ Each house in the street was to have a different external appearance with the use of a variety of layouts and finishes. In the early state houses the roofs were generally tiled with high pitched hipped roof forms. Some were gabled or a combination of both roof forms. Standardised elements such as the window and door types were features that conveyed the state house style.

The initial design of the state house was based on the characteristics of the English Garden Cottage style. They were often characterised by such features as brick arches on the porches and shutters on the windows. They were normally recessed with a large garden frontage creating the sense of a Garden Suburb streetscape, much like the setting of a country village cottage.⁶⁹ The house at 146 Coates Avenue exemplifies the early style of state house design and setting, set back from the street with its brick arched entry.

However, as state house construction gathered momentum, designs included Moderne and Spanish Mission styles with flat roofs and varying details.

General planning of the early state house was connected to the site to enjoy views, sunlight, privacy and protection from prevailing winds. The rooms were like modules fitted into a specific floor plan to achieve the most desirable outcome. Living rooms were to enjoy maximum sunlight while maintaining privacy from adjoining properties and taking in any views that may be available. A view of the street was also desirable. The kitchen was positioned to get the morning sun and the bedrooms were to get either the morning or the afternoon sun.

The rooms were generally standard measurements and the differences lay in the number of bedrooms depending on who was occupying the home. Each house comprised a lounge, a kitchen, one or more bedrooms, each with built in wardrobes, a hall, a bathroom normally with a separate toilet and a laundry. Storage cupboards were also provided in the hall for coats and linen. The largest room was the lounge, normally rectangular in shape, with a central fireplace.⁷⁰

Kitchens were designed to be practical work spaces and in later state houses were designed to incorporate a dining nook as well. They included good bench space with a terrazzo surface and built in cupboards. Bathrooms were small and basic with a built in bath and sink. A small cupboard was provided above the sink.⁷¹

6.0 Comparative Analysis

⁶⁸ Building the New Zealand Dream. P134

⁶⁹ Beyond the State, New Zealand State Houses, From Modest to Modern, pp 40-43

⁷⁰ State Housing in New Zealand. Pp 31-32

⁷¹ Ibid, p32.

The house designated as the first state house in New Zealand is at 12 Fife Lane in Miramar, Wellington. Like Auckland's First State House at 146 Coates Avenue, the Miramar house is clad in brick. However the brick is finished with a plaster render. As with most of the state houses of this time, including 146 Coates Avenue, this house has a concrete tiled roof.

The first residents moved in on 22 September 1937, with a ceremonial opening attended by the Prime Minister, Michael Savage, and John A Lee carrying in furniture. This was the first state house to be completed in New Zealand. Tram conductor, David McGregor and his wife, Mary were the first state house occupants having obtained their residence by ballot. In 1968, they purchased the home after 31 years in residence. This followed an initiative of the National Party lead government, elected in 1949. Promoting home ownership, the new Government wanted to offload the problem of the cost of maintaining state housing.

In 1983 the house was repurchased by the government in recognition of its heritage values. It is now listed with Heritage New Zealand and is on the Wellington District Council heritage list.



Figure 15: The First State House at 12 Fife Lane Miramar (Heritage New Zealand, Rebecca O'Brien, 23 October 2010)

In Auckland, the early state houses were in small clusters of new housing developments or in groups of three or four in established suburban areas. Their development was in part, influenced by the concept of the garden suburb. Given the outward appearance of these early state houses, and the variation, the remaining houses from this period could all be considered as a comparison. They were the first of their kind and the unifying elements used on all homes would become the identifying features of the state house. Despite the variety of external appearances the standardisation of elements would define their style as a housing type.

Other developments were completed in various parts of Auckland in the late 1930s. The second largest state housing development to Orakei took place in Grey Lynn in 1938 and was named the Casey Estate. Still very much intact, the Casey Estate consisted of 127 houses bounded by Richmond Road to the south, Hukanui Crescent to the north, Parawai Crescent and Cox's Creek to the west, and St Paul's College to

the east. The state house philosophy of ensuring a variety of styles was again observed in the construction of these homes.

The State House draft report completed by Matthews & Matthews Architects Ltd discusses the various housing around the Auckland Isthmus in the late 1930s and early 1940s.⁷² The number of estates initiated at this time is indicative of how quickly the state housing programme gathered momentum. The areas mentioned included Greenlane, Point Chevalier, Otahuhu, Westmere, Mt Albert and Remuera. Houses in these estates, particularly those built in the late 1930s are also comparable examples of the house at 146 Coates Avenue, Orakei.



Figure 16: The first state house on the North Shore at 27 Niccol Avenue, Narrow Neck. (Auckland Council).

The first state house to be built on the North Shore is located at 27 Niccol Avenue, Narrow Neck. The house was officially opened by John A Lee in September 1938.⁷³ The first tenants were Mr B. R. S. Rutledge, a local traffic inspector and his wife. Unlike the first state houses in Miramar and Orakei, this house is clad in weatherboard. The clay tiled roof is gabled with a small hip in the front. Apart from the standardised features, such as the window joinery type, the Narrow Neck house draws a parallel to the first state houses in Miramar and Orakei in its English Cottage style of design. Alterations to this house that are seen from the street are an extension on the southern side, along with a later front door. The council GIS aerial indicates a small addition at the rear. This house is scheduled as Category A* in the Auckland Council Unitary Plan.

While some of the late 1930s state houses have been demolished in Auckland, as is indicated in Coates Avenue, there are still a good number of surviving examples. As the Matthews & Matthews report indicates, state housing suburbs from that era remain intact in some areas.⁷⁴ The house at 146 Coates Avenue, Orakei is now one of the few and arguably one of the most important examples of the original Coates Avenue state houses. The fact that it is retained on its original section and has had little alteration is

⁷² State Housing in the Auckland Region Thematic Heritage Study (draft), pp13-15

⁷³ New Zealand Herald, 26 September 1938, p8

⁷⁴ State Housing in the Auckland Region Thematic Heritage Study, (draft), pp13-15

a rare occurrence, particularly in an area that has been intensively developed. The 1940s medium density housing in Kupe Street, Orakei has remained substantially intact and some streets have retained enclaves of state houses with the original street frontage and landscape features.⁷⁵ However, later development, along Coates Avenue and other streets around Orakei, has significantly altered the first state housing suburb in Auckland.

Alternatively Casey Estate, built in late 1937 and early 1938 in Ponsonby, has remained well intact. A house at 3 Hukanui Crescent in the Casey Estate, shares a similar form as the house at 146 Coates Avenue. It is more than likely the same plan as the house in Coates Avenue, reversed to meet the requirements of the site. There are some differences in the placement of the windows, demonstrating how a similar form and layout can be altered with simple variations to make the house appear different.



Figure 17: Looking up to the front entry of the state house at 3 Hukanui Crescent in the Casey Estate. (Auckland Council August 2016).

7.0 Significance criteria

(a) Historical

Extent to which the place reflects important or representative aspects of national, regional or local history, or is associated with important events, persons or ideas, or early period of settlement within New Zealand, the region or locality.

Auckland's First State House at 146 Coates Avenue has national, regional and local historical significance as being one of the first houses built, not only in Orakei or Auckland, but also New Zealand, under the 1935 Labour Government state housing programme. Being the ceremonial home for the opening of the Orakei estate, the first state housing area in Auckland, the house is especially significant earning it the reputation as being the first state house in Auckland.

The house has national historic significance for being associated with the first Labour Government's programme of not only providing quality housing at an affordable rent but also creating employment, addressing two critical issues that arose during the Depression. Advocating social liberalism, the Labour Party began a process of radical

⁷⁵ Ibid, p44

¹⁴⁶ Coates Avenue, Orakei _Final

social welfare reforms. Aiming to provide free education, free hospital care, full employment, a basic minimum wage, a social security system and adequate housing, the new Labour Government was paving the way for New Zealand to become a welfare state. The reforms included a state-owned housing scheme, to tackle the affordable housing shortage.

It also has an historic association with prominent figures such as the Prime Minister, Michael Joseph Savage and MP John A Lee, who prompted the state housing development and those who made it happen, including R B Hammond, F Gordon Wilson and Arthur Tyndall.

Also historically important, is the association the house has with the development of what was originally designed as Auckland's first garden suburb as laid out in R B Hammond's 1925 plan. As a reaction to the poverty and disease that existed in the cramped conditions of inner city housing, the garden suburb concept promoted healthy environments for healthy living. This was part of a wider move in New Zealand recognising how town planning affects the welfare of the individual. It coincided with and undoubtedly was associated with a significant advancement in town planning in New Zealand with the introduction of New Zealand's first Town Planning Act in 1926.

The house also has historical value for being directly related to the early development of Orakei and the further development of the eastern suburbs. The land was Crownowned and although some sections had been sold to private ownership, the numerous unsold sites were perfect for the proposed development of a state housing suburb.

The house is also associated with the history and development of Fletcher Construction who were the main contractors on the Orakei project and other state housing projects throughout New Zealand.

There is also historic significance in the house being the home of Tom Skinner, who was to go on to become the President of the Federation of Labour and knighted in later years.

The house is considered to have considerable national, regional and local historical significance.

(b) Social

The symbolic, spiritual, commemorative, traditional or other cultural value of, community association with, or esteem for, the place.

State housing is part of New Zealand's cultural heritage. New Zealand was the first country in the world to provide state housing. Although other countries supplied council or another form of municipal housing, no other central government had provided affordable housing.

The state housing developments of the 1930s changed the landscape of New Zealand suburbs establishing whole communities in new areas as the cities expanded. The concept of designing communities in a suburban setting was drawn from the belief that people are socially isolated in the city and a favourable model for good communities is the one that existed in villages and small towns. State houses played a significant role in defining the identity of these new communities and represented dramatic social changes in New Zealand.

Although the area in which the house at 146 Coates Avenue has changed somewhat, the house is representative of the first Auckland state housing community. Collectively with other state houses scattered along Coates Avenue, Orakei, the house is symbolic of the original development.

The high standard of state housing also reflects the social changes in the culture of renting rather than owning a home. In the new state houses, many were coming from dilapidated interiors of their former rentals to completely new housing with modern kitchens and bathrooms. People now had the option of renting at a lower price and still enjoying all the modern conveniences of a new home. This reflected an important social change in New Zealand's history as the Labour government addressed poverty and living conditions as part of major revisions in social welfare, so that all people could enjoy a comfortable standard of living.

The house also has commemorative value as the ceremonial 'first state house' in Auckland.

The house is considered to have **considerable national**, **regional and local social significance**.

(c) Mana whenua

The symbolic, spiritual, commemorative, traditional or other cultural value of, association with, or esteem for, the place by mana whenua.

An assessment of the place's significance to mana whenua has not been undertaken as part of this evaluation. It should be noted however, that Ngati Whatua o Ōrakeī have strong historical connections to this area. Their legal fight over this land led to the Bastion Point occupation and protests in the 1970s. The Treaty of Waitangi land settlements in recent years have led to the return of a portion of the Orakei Block to Ngati Whatua o Ōrakeī.

(d) Knowledge

Potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the region or locality.

The house provides knowledge of the first state housing development in Auckland. It has the potential to play an important role in educating the public on the Labour Party's plans for the state housing movement and the notion of a garden suburb.

Surrounding context has been altered by later development and the subdivision of the sites. The street now consists of mainly two-storey houses on smaller sections. The house at 146 Coates Avenue remains valuable as an example of how the sites of the original development appeared.

However, there are other early state houses and early estates throughout the Auckland region, which also provide knowledge of this kind. In other areas, the estates are more intact and in this way are more significant. For this reason, the house is considered to have **moderate regional and local significance** with regard to the knowledge values.

(e) Technological

The technical accomplishment, design or value of the place.

The house displays the construction techniques specifically used in this form of housing design. Standardised features such as the exterior joinery have been retained in this house. Although the house is a good example of the method of construction of a state house, it is no more notable than other similar state houses that remain in the Auckland region.

It is therefore, considered to have **moderate regional and local technological** significance.

(f) Physical attributes

Whether the place has value as a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or work of a notable designer, engineer or builder.

As one of the first state houses built in New Zealand, the house has significant physical attributes. The design of the house is from one of hundreds of plans drawn up by a panel of architects outsourced by the Department of Housing Construction. F. Gordon Wilson was recruited specifically to advise the department on the architectural designs for state houses. As chief architect F. Gordon Wilson was a key figure in the implementation of Labour's scheme. Previously a partner with the eminent architectural firm, Gummer and Ford, Wilson was ultimately responsible for the architectural designs of the Department of Housing Construction.

The new state house designs were intended to be individual so that each house appeared unique, by use of different forms, roof pitch and materials. Standardised elements such as joinery and general room sizes were used to bring some cohesiveness to the state house design. The houses were arranged on site to meet the most favourable conditions of sunlight, views, privacy and streetscape.

Designed in the English Cottage style the house has an attractive front porch detail with an arched entry and an opening in the porch wall adding some interest to the entry. This is currently partially, concealed by an added awning. While the design of the house is not exceptional, it is a good intact example of its type, having retained most of its original features. Consequently as one of the earliest existing houses built as part of the state housing scheme, it is an excellent representative of the new building typology.

In its association with F. Gordon Wilson and the Department of Housing's new building typology, as well as being one of the few houses retained from the original 1937 Coates Avenue state house development, being the first in Auckland, and as an intact representative of its style, the house has **considerable national, regional and local significance** with regard to physical attributes.

(g) Aesthetic

The aesthetic, visual, or landmark values of the place.

The house has aesthetic value as it exemplifies the early state house aesthetic that was specific to those houses built in the 1930s and 1940s.

The house also has notable aesthetic appeal derived from the relationship it has as an original state house in the garden suburb setting, that was to become one of the first state housing suburbs in New Zealand. The overall design of the Orakei Garden Suburb represents the work of New Zealand's first professionally trained town planner, R B Hammond. The street layout has remained the same as the original laid out in the 1920s. As one of the remaining intact houses in the area, the house demonstrates the history of the area as an original state housing suburb. However, having said this, it must be recognised that the original context of this street in the state housing suburb is no longer intact with later subdivision of existing properties providing for more intense development in the area. Although there are some remaining state houses in the street, some of them are now privately owned and a number of the original state house sites have been redeveloped with new much larger housing on much smaller lots.

The house is considered to have **moderate local aesthetic significance**.

(h) Context

Extent to which the place contributes to or is associated with a wider historical and cultural context, streetscape, townscape, landscape or setting.

Auckland's First State House at 146 Coates Avenue has collective value as part of a group of first state houses that were built in 1937 in New Zealand. It was actually the first state house in Auckland and the third state house in New Zealand, the other two being in Wellington.

Although a number of the Coates Avenue state houses have disappeared, a cluster remains as reminders of the earlier context and form a recognisable group in the suburb of Orakei.

The house also has group value as being an important component of a larger group of government owned houses specifically designed for the purpose of housing families at affordable rents, representing a new culture in housing and the philosophy of a welfare state. With state owned homes still being built today this philosophy has endured the test of time. This is also reflected in the architectural style of the state houses which as a group remained recognisable for decades.

The house has **considerable national, regional and local significance** with regard to context.

8.0 Statement of significance

The house at 146 Coates Avenue has **considerable national, regional and local significance** for its historical, social, physical attributes and context values. Known as the first state house in Auckland and one of the first in New Zealand, the house represents a new architectural typology introduced by the 1935 Labour Government. Having retained most of its exterior original features, the house is a good representative of its type. It represents a sector of social welfare reform initiated by the first Labour Government, providing quality housing at an affordable rent. This social movement was to have an enormous impact on modern society in New Zealand as it became known as a welfare state. As the first state house in the first state housing area in Auckland, this home is symbolic of these social changes and the history of state housing in the greater context of New Zealand.

9.0 Extent of the place for scheduling

The identified extent of place for scheduling is the area that is integral to the function, meaning and relationships of the place. The extent includes the entire site, as this is the original site and exemplifies the initial requirements of the Labour Government's state house philosophy to provide land for families to grow vegetables and provide a playground for children. The large site also reflects the concept of the garden suburb, with the house set back much like a typical cottage in a country village. For these reasons, the recommended extent of place is seen as vital to the meaning and relationships of the place. However, the later extension at the rear of the house should be considered as an exclusion as it does not contribute to the historic heritage values of the extent. The garage is considered to support the values of the place as an early building being added within the first ten years following the construction of the house.

The extent of place is indicated in the accompanying aerial.



Figure 18: Extent of place of Auckland's First State House, with the exclusion of the rear extension Expressed in dashed lines. (Auckland Council Geo Maps).

10.0 Recommendations

Based on the above evaluation, Auckland's First State House at 146 Coates Avenue, Orakei meets the threshold to be eligible for inclusion in the Schedule of Historic Heritage Places as a Category B place.

Significance Criteria (A- H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	National, Regional and Local
B- Social	Considerable	National, Regional and Local
C- Mana Whenua	Not assessed	N/A
D- Knowledge	Moderate	Regional and Local
E- Technological	Moderate	Regional and Local
F- Physical Attributes	Considerable	National, Regional and Local
G- Aesthetic	Moderate	Local
H- Context	Considerable	National, Regional and Local

11.0 Table of Historic Heritage Values

12.0 Overall Significance

The following items are proposed for inclusion in the Schedule 14.1 Schedule of Significant Historic Heritage Places:

Place Name and/or	Auckland's First State House
Description	
Address	146 Coates Avenue, Orakei
Category	В
Primary Feature	House
Known Heritage	A,B,F,H
Values	

Extent of Place	Refer to planning maps
Exclusions	Interior of building(s); sunroom
Additional Controls	
for Archaeological	
Sites or Features	
Place of Maori Interest	
or Significance	

13.0 Other Matters

This is a good example of a place that would benefit from the provision of interpretation signage explaining the history of Orakei as the first state house suburb in Auckland and the house's value as being Auckland's ceremonial 'First State House'. For the interpretation to be viewed by the public, it is desirable that a sign be positioned either near or on the front fence of the property necessitating liaison with either the property owner or Auckland Transport.

Author (and position)

Megan Walker Historic Heritage Specialist

Date

July 2017

Reviewer Rebecca Freeman Senior Specialist Historic Heritage

Date June 2017

Appendices

Appendix 1: Supplementary Research Appendix 2: Comparative Images Appendix 3: Historic Photographs Appendix 4: Certificates of Title Appendix 5: Drawing

APPENDIX 1: Supplementary Research

HISTORY OF ORAKEI.

DISPUTES OVER OWNERSHTP SQUARE MILE FOR THE STATE

Historical notes on Orakei are contained in the schedule of conditions and requirements for the competition in surveyors' designs of a model garden suburb.

The well-favoured block is situated on the southern side of the Waitemata Harbour and overlooks a prospect which in other lands would inspire poets to immortal ecstasies. It forms portion of the isthmus between the Hauraki Gulf and the Manukau Harbour. All this area was once occupied by powerful native tribes.

During the period 1720 to 1740 the isthmus was inhabited by a numerous tribe called Waiohua-or Ngaiwi-who, in about 1741, were attacked and practically exterminated by the Te Taou, a tribe hitherto living at Kaipara. From this year onward the Te Taou entered into possession of the conquered lands, including Orakei, or, as it was then called, Okahu, and have remained since, except during periods of hostility, during which the surrounding land was ovacuated as being unside to live in. The conquering people during the period 1741-1830 underwent changes by fusions with other tribes, and at the time of Governor Hohson's arrival the inhobitante were known as Natiwhalua.

The conquering people during the period 1741-1830 underwent changes by fusions with other tribes, and at the time of Governor Hohson's arrival the inhabitants were known as Ngatiwhatua, and comprised the remnants of Te Taou, Ngaoho, and Te Uringuta, and wore at that time the sole resident natives on the southern shores of the Waitemata, and had houses and cultivations at Auckland and at Orakei.

Orakei has always been a depot or victualling-place for the native armies operating about the Auckland isthmus, and during the early occupation of New Zealand was used by the natives as a convenient place from which to conduct trade and commercial intercourse with pioneers. It was the last of the land owned by the Ngatiwhatua. In 1869 the Native Land Court, sitting

In 1869 the Native Land Court, sitting under Judge Fenton, made an exhaustive investigation into the ownership of Orakei, and delivered an important judgment in connection therewith. The Court found in favour of Apihai te Kawan, who appeared on behalf of the Te Taou, Ngaoho and Uringutu, upon trust for the claimants who represented the original occupants of Orakei.

In 1882 a private Act was passed, called the Orakei Native Reserve Act, 1882, which conferred power on the trustee to lease the Orakei block on certain conditions. Several leases were contracted by Europeans during 1900-1903, and these were purchased subsequently by the Crown when acquiring the freehold of the block

The Crown now owns a square mile of the block. Two of the original lessees acquired freehold areas of 21 acres and 10 acres respectively in the block and reside there.

Figure 19: New Zealand Herald, 24 January 1924

ORAKEI SUBDIVISION.

THE COMPETITIVE DESIGNS.

1.5

S & 15 ITS BOARD MAKES AWARDS.

MR. R. B. HAMMOND FIRST.

[BY TELEGRAPH.-PRESS ASSOCIATION.] WELLINGTON, Wednesday.

The Government at the end of last year issued a public invitation for competitive designs for the subdivision of the Orakei block, close to Auckland, as a garden suburb. The competitions closed at the end of May, 42 designs being re-12.4 ceived.

An adjudicating board, consisting of the Surveyor-General, Chief Engineer of the Public Works Department, Government Architect, Chief Surveyor North Auckland and Auckland city engineer has completed its work and made awards of first, second and third places.

Sealed packets corresponding to the board's awards were opened by the Minister for Lands to-day in the presence of members of the board and others. The winners proved to be as follow :- First prize, Mr. Reginald B. Hammond, Auckland; second prize, Messrs. E. V. Blake and A. J. Brown, Auckland; third prize, Messrs. W. S. Horne and C. E. H. Batt, Auckland.

The board considered the response to the Government's invitation very gratifying both in the number of competitors and the excellence of the designs submitted.

An architect by profession, Mr. Hammond is in practice in Auckland. He is a son of the late Mr. Horace Hammond, who was in business as an architect at Dargaville, and is about 30 years of age. He studied abroad, travelling in Great Britain, America and the Con-tinent, returning to New Zealand about two years ago. He qualified for townplanning in England. His mother resides at Herne Bay.

Figure 20: New Zealand Herald, 25 June, 1925, p8

AN EXPENSIVE JOB. WATERFRONT ROAD TO ORAKEI.

EMBANEMENT ON MUD BOTTOM.

TONS OF ROCK BURIED IN HARBOUR

Thousands of tons of spoil and rock have been flung into the harbour between Campbell's Point and Orakei ir. the construction of the waterfront road and railway during the last two years The work is still going on. Five great mechanical scoops work tirelessly all day, tearing thousands of cubic yards of clay from the cliff face at the point and the deep cutting at Orakei, where the railway station is to be built when the deviation is complete. What were once peaceful hillsides are now the scenes of incessant labour. The faint cry of the circling seabird has given place to the whirr and clank of steam parvies, the whirr and clank of steam navvies, the dull roar of explosions which bring ton of spoil hurtling down the scarred face the screams of fussy little locomotives toling along the crazy temporary track with half a dozen tip-up trucks behine them, the rhythmic beat of hammer or steel, and the encouraging shouts o drivers, who urge to better effort the patient horses that haul trucks or difficult gradients.

"Fine Weather" Road in 18 Months.

Such rapid progress has been mad with the construction of the roadwa, that to day there remain but 30 chain of water between the dumping poin and Orakei cliffs. In from twelve to eighteen months motorists will be abl to spin along the waterfront on a unmetalled, fine-weather road, and b 1929 the highway by the sea should h finished to the last detail. Yet ther were engineers who predicted that th work would take ten years to accom-plish, and one, at least, who held tha the task was impossible of accomplish ment. with the construction of the roadwa, ment.

Hungry mud, ninety feet deep, devour load after load of stone and spoil, as th stout embankment which is to carry th road across Hobson Bay is pushed fur ther out day by day. Three thousan road across Hobson Bay is pushed fur ther out day by day. Three thousan truck-loads were dumped into the se last month. The stone that was tippe totalled 6600 cubic yards, 4000 cubi yards coming from Point Resolution an the remainder from Campbell's Poin Contractors are engaged in carting roc from the volcanic quarries round about the city to a clute at Point Resolution Seven thousand cubic yards of meti were shot down this chute last month and a similar quantity will be delivere this month—all of it destined for th deep mud in Hobson Bay. The magou tude of the work can be grasped whs

one understands that some 500,000 cubic yards of earth filling will have been used before the embankment is complete.

The finished embankment will have a beight of 18ft from the sea bed to the road surface, and the road itself will be four feet above high-water spring tide. A parapet of 3ft will surmount the outer face.

Figure 21: Auckland Star, 14 June, 1927, p9

THE ORAKEI BLOCK. PROVE THE A NEW ROAD, TO THE CITY. 14 For Street -READY WITHIN A MONTH. n na shekara na shekara na shekara na shekara na shekara shekara shekara shekara shekara shekara shekara shekar

In a month's time the Orakei garden suburb will have motor access to the city via the new waterfront road. The Public Works Department is at present concentrating its efforts on completing the lateral road which skirts the cliffs at Whakatakataka Bay from Holson Point to the Orakei Basin Bridge, and when completed this will be linked up with the roading system of the block.

The new road at the base of the cliffs is now being widened and will be metalled with scoria to carry temporary traffic in about four weeks. It will join the main waterfront road at Hobson Point, thereby completing an uninterrupted road from St. Heliers Bay, Kohimarama and the Orakei block into the city.

Figure 22: *New Zealand Herald*, 3 April , 1928

TOWN-PLANNERS AT WORK. A TOWNSHIP IN EMBRYO.

A TOWNSHIP IN EMBRYO. In a tew new monits Auckland's first ry orden subury' will be thing in san string the second product. For year the hilbship regime upon Holson Point and the second product. For year and the back Mr. Thomas Coatte, which anomanded the top of the first, a leady three holds Mr. Thomas Coatte, which anomanded the top of the right, a leady three holds and the top first in the second three holds and the top first in the second three holds and the top first in the second three holds and the top first in the second three holds and the top first in the second three holds and the top first in the second three holds and the top first in the second three holds and the second three holds and three holds and the second three holds in the three we called the year of the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds the second three holds and the holds and the second three holds and holds and the second the second the holds and the second th

The First Five Bousts.

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The Future of Hobson Bay.

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Figure 23: New Zealand Herald, 5 September 1929

FUTURE OF ORAKEI model village scheme

IMPROVEMENT PROPOSALS

CONFERENCE OF PARTIES

Tentative suggestions for the development of the Maori settlement near the waterfront road at Orakei were discussed at a meeting held in the village this week. It was stated there was a possibility of a model Maori village being constructed, although it was recognised that no progress could be made until the position in regard to the title to the lands had been made clear.

The meeting was called at the request of the Department of Native Affairs, and an officer, Mr. G. P. Shepherd, was sent to Auckland to obtain the views of the native residents so that the full facts could be placed before the Minister, Sir Apirana Ngata. In addition to the resident Maoris, there were present Princess Te Puea, the Waikato Maori leader, and representatives of the Auckland City Council and the Akarana Maori Association.

It was stated that the Maoris were anxious that the village should be improved and brought more into line with the altered conditions of the locality, but they desired that nothing should be done in the meantime. In their opinion, the title was in abeyance and they desired to know the result of a report forwarded to Wellington some time ago by the Native Land Court dealing with the state of the titles.

Sufficient was indicated to the conference to show that the Maoris had definite ideas about the improvement of their village. It was stated that there was a scheme to build a model pa. This would embrace the renovation and improvement of the church and meeting house and the erection of two large carved houses, as well as some other native buildings in which the Maoris could carry on their arts and crafts in suitable surroundings. It was also proposed that there should be appropriate buildings near the road frontage in which the work could be displayed and sold.

The removal of the present unsightly wooden dwellings was also contemplated and it was suggested that the residents should be accommodated in a large building arranged on the flat or apartment system, but so designed as to harmonise with the surroundings. The question of financing these improvements had not been solled, but it was stated the Maoris had a scheme whereby the necessary funds might be secured.

Figure 24: New Zealand Herald, 26 August 1932,

p10

HOUSING SCHEME SUPERVISOR TO BE

APPOINTED

COTTAGE STANDARD AS AIM IN DESIGN

GOVERNMENT TO ANNOUNCE

FULL DETAILS SOON

[From Our Parliamentary Reporter]

WELLINGTON, July 22. The Government's scheme for housing in the Dominion provides for the appointment of a Porliamentary Di-rector of Housing and the establishment of a special department to deal with the scheme. In an interview to-day the Prime Minister (the Rt. Hon. M. J. Savage) said that the (the Rt. scheme was well advanced, and only a few more details had to be completed before the full programme could be announced. Mr Savage made it clear that although a relatively moder-ate start would be made with the scheme, ultimately thousands of homes would be built in districts through-cut the Dominion where the need for houses was most urgent. The cottage standard rather than the construction of flats would be aimed at.

of flats would be aimed at. "We intend to appoint a man whose sole job will be to supervise and gen-erally direct the housing scheme." Said Mr Savage. "It does not follow that he will have the title of director, but that virtually will be his position. There will have to be a separate bous-ing department, but, of course, the whole scheme will come under the general control of the Minister for Finance." Mr Savage indicated that so far no fixed for construction under the scheme, but it was intended to go a start, progress would necessarily be show.

It was the intention of the Govern-ment that the coltage standard of home should be built under the scheme, in preference to flots, so that each fam-ily could have its own home, and could enjoy privacy. Houses would be built both for renting and for pur-chase by the owners, because it had been found in a survey of the position that there was a demand for both types.

that there was a demand for both "So far, the Government has not purchased any areas of land for hous-ing." Mr Savoge said, "but the State already owns areas in different parts of the Dominion, such as those at Orakei, Lower Hut, Miramar, and in the South Island, which would be suitable for use in the scheme. "We have secured advice from all available sources about the plans we have in mind. The Institute of Archi-tects, for instance, has offered its ad-vice and assistance. Several local bodies have expressed willingness to co-operate with the Government in its plans for some sort of universal housing scheme, and we will arrange, as far as possible, for local bodies to do this."

Figure 25: Press, 23 July 1936, p12

HOMES FOR PEOPLE

GOVERNMENT SCHEME

START IN FORTNIGHT

PLENTY OF LAND

A declaration that within a fortnight the Government would be making a start on the building of homes for the people at Miramar and in the Hutt Valley, as well as in offer centres of the Dominion, was made today by the Prime Minister (the Rt. Hon. M. J. Savage). Plans were practically completed, he said, and people who were in need of homes-and there were many of them-could look with confidence to having their hopes realised within the near future.

Mr. Savage said there were sections at Miramar, the Hutt Valley, and Orakei (Auckland) which were owned by the State, and these would be utilised. Land would be acquired in other centres. He gave an assurance that the housing scheme of the Govern-ment would be prosecuted energetic-ally. Some of the houses erected would be for letting purposes, but the Gov-ernment would also give every assistance to the man who wanted to build

"We want to build real homes for "We want to build real homes for the people." said the Prime Minister. "In a country like New Zealand there is no need for people to be herded to-gether in tenements. There is plenty of land available, and the Government will build houses of which the open. will build houses of which the occu-pants will be proud. We do not want houses of a jerry-built kind from which people can look down the street with out opening the door. Nor do we want standardised houses at which people can point and say, "That's a Govern-ment house." There will be something distinction about the houser, and there distinctive about the houses, and there distinctive about the houses, and there will be ample space for the children. Above everything else, we want to ensure that the children are given a chance to live in decent surroundings, where they will be able to develop as Nature-meant them to." The Government was anxious to secure the co-operation of local bodies, and he saw no reason why that co-operation should not be forthcoming.

Figure 26: Evening Post, 23 July 1936, p10

GARDEN SUBURB POSITION OF ORAKEI

STATE HOUSING SITE

OWNERS APPREHENSIVE

DEPRECIATION IN VALUE

The operations of Government arr response on the eastern part of the de-violated area of the Orikei grader parts of the Orikei grader parts of the States of the selection of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the value of the sident and reduce the sole of the sident and reduce the sole reduce the sident of the selection of the sident and reduce the side of the the sident and reduce the side of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the sident and side of the sident of the the sident of the sident of the sident of the the sident of the sident of the sident of the the sident of the sident of the sident of the sident of the sident of the sident of the sident of the the sident of the sident of the sident of the the sident of the sident of the sident of the the sident of the sident of the sident of the sident of the the sident of the sident of the sident of the sident of the the sident of the sident of the sident of the sident of the the sident of the sident of the sident of the sident of the sident of the the sident of the sident of the sident of the sident of the sident of the sident of the sident of the siden

Present Quarter-acre Sections.

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Appeal to Court Recalled

Appeal to Court Recalled The situation at Orakii recalls a dim puto which occurred about twolts events appeared to subdivide the heckey proposed to subdivide the heckey pround in Market Read, Remover, for the board's lesses protested, on the pround that in taking up their leases they had two inducement by the fact they had two inducement by the fact they had two inducement by the fact they had two inducement by the fact they had two inducement by the fact they had two inducement by the fact they had the in taking up their leases they had they induced by the fact they had they induced by the fact the abjects. Whether the heaves in the board. The matter the factors of high-priced works the factors of high-priced the factor factor factors of the principles, as applied by the City Cou-ci in soning areas for different closses of the sould have a moral claim to some release.

Figure 27: New Zealand Herald, 2 October 1936, p12

STATE HOUSING

212 HOMES TO BE BUILT PRIME MINISTER EXPLAINS METHOD OF TENDER

(PERSS ASSOCIATION TELEGRAM.)

WELLINGTON, February 9

Preparations for the State housing scheme at Orakci, Auckland, have been completed, and tenders will be called in Auckland this week. The Prime Minister (the Rt. Hon. M. J. Savage) said to-day that the scheme on State property at Orakei provided for 212 houses.

"The houses are divided into 36 contracts, varying from one unit to 91 units," Mr Savage explained, "Contract No. 1 is for the erection of 91 houses. Contract No. 2 is for the erection of 87 houses, but contracts Nos. 3 to 36 comprise 34 separate contracts, each of one house. For contracts Nos. 1 and 2 tenders will not be received for individual houses. The tender for No. 1 contract must be for all of the 91 houses and for No. 2 contract must be for all of the 87, but a separate contract is required for each of the houses in contracts Nos. 3 to 36, although, of course, any tenderer may tender for all of the 34 contracts in the third group, or may submit a price for the three groups.

"For each of contracts Nos. 1 and 2 the deposit is £700 and the bond £2200," continued the Prime Minister, "For contracts No. 3 to 36 inclusive any tenderer may tender for any one house or any group of houses up to 34, but for each house for which he tenders he must forward a deposit of £12 and a bond of £50. For example, if he tenders for 12 houses his total deposit will amount to £144 and his bond to £600.

"There is a complete check in the schedule rate system adopted by the Government between the cost of the various items used in the construction of the houses in each group of contracts," he added. "This new system of tender gives the best possible opportunity of checking the individual builder against the mass-production builder."

Figure 28: *Press,* 18 February 1937, p10

STATE HOUSES AUCKLAND TENDERS FLETCHER COMPANY GIVEN

CONTRACT

The Fletcher Construction Company is the successful tenderer for 208 out of the 212 houses to be creeted by the State Housing Department on the Orakei Block in Auckland. The company also secured the lease of the State's new joinery factory at Penrose, near Auckland.

The Prime Minister (the Rt. Hon. M. J. Savage) announced last evening that 109 tenders were received for the 36 contracts in the Orakei scheme of State housing.

"The two large contracts, comprising 91 and 87 houses respectively, will be awarded to the Fletcher Construction Company, Limited," said Mr. Savage. "The acceptance of this firm's tender will result in a saving of ± 99 per house over the next lowest tender.

"Of the remaining 34 contracts, each of one house, 30 will be awarded to the Fletcher Construction Company, Limited, as that firm was the lowest tenderer by a substantial margin in each case. Consideration of the tenders for the remaining four is not yet complete, as there are certain discrepancies in the tenders submitted by some contractors which require to be cleared up.

"The lease of the Penrose jouery factory has also been granted to the Fletcher Construction Company, Limited."

Figure 29: *Evening Post,* 18 March 1937, p10

BUILDING PLANS

EIGHT HOUSES A WEEK ORAKEI SETTLEMENT THE CONTRACTOR'S SCHEDULE MODERN PLANT AT PENROSE

Eight houses a week will be the normal production schedule for the Fletcher Construction Company, Limited, when the building operations at Orakei are in full awing. Actual building operations will not begin there until the end of April or the beginning of May.

Although in all probability the State joinery factory at Penrose will be taken over by the company next month, a good deal of preliminary work will have to be done rs the factory. By May 1 over 150 tralesmen and about 75 un-skilled labourers will be engaged. Only four machines remain to com-

pleta the equipment at the factory, Kilns which have a drying capacity of 50,000ft. of timber a week will be tested immediately after the Easter holidays, and arrangements have been made for a supply of timber sufficient to maintain an output of dry timber from the kilns working at full capacity.

Ample Labour Available

The contractors do not anticipate any difficulty about finding skilled trades-men, with the possible exception of bricklayers. Mr. J. Fletcher said yesbricklayers. Mr. J. Flether said yes-terday there was ample labour avail-able, particularly joiners and carpen-ters. Early next month a start will be made to find labour for certain pre-liminary work, for which 40 tradesmen-will be engaged. This number will gradually increase until 150 tradesmen-and about 75 unskilled labourers are employed by the beginning of May.

and about 75 unskilled labourers are employed by the beginning of Msy. Those figures represent labour which will be directly employed on the build-ings, apart altogether from indirect labour concerned with supplies of shingle, sand, bricks, stc.

Fibrous Plaster Works

Operations additional to joinery that will be conducted at Penrose will be . the assembly depot for all materials used in the Orakei housing scheme. A y-mill building will be ersched in provide for the cutting of timber to dead lengths, and the checking of all neces-sary timbers for house framing and finishing timbers. Arrangements have been completed with an Auckland firm for the section of formus nlatter work? been completed with an Auckland from for the section of hbrous plaster works' at Penrose for the manufacture of all the necessary fibrous plaster ceiling and walls. This factory will have the latest air-drying plants, so that a com-tinuous supply of fibrous plaster will be ensured be ensured. 142

Other Preliminary Work

This will be the first factory in New This will be the first factory in New Zealand to manufacture standardised joinery. The latest wood-wolking machines have been installed, and they whole process of manufacture is kinis lar to that adopted in England for similar housing achenes. The works at Penrose have been designed to produce inner remaining of 400 hours a view joinery requisite for 400 houses a year, Among the preliminary work remain-ing to be done is the erection of administrative buildings at Orakei, such as offices for the contractors and the Government supervisors, workshops for plumbing and electric-lighting contracplumbing and electric-highing contrac-tors, and general stores for the con-tractors themselves. Once these build-ings are finished and all the necessary-elements in the company's organisa-tion have fitted into the general plan, production will begin, and the new suburb at Orakei take definite shape. \$

Figure 30: New Zealand Herald, 19 March, 1937, p10

FIRST WORK. ORAKEI HOUSES. STARTING TO-MORROW. THIRTY-SIX EACH MONTH.

OCCUPATION IN JULY NEXT.

A start is to be made to-morrow with A start is to be made to morrow with the State housing scheme at Orakei, where 208 dwellings are to be erected under contract with the Government by the Fletcher Construction Company, Ltd. When the operations are in full awing the houses will be erected at the rate of 36 a month, and the first should be available for occupation in July next.

rate of 36 a month, and the first should be available for occupation in July next. Ar. H. Burnett, of the housing division of the company, said to-day that the property officials and also for the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the plumbers, carpenters, electricians and other tradesment. The administra-tion building is to be on a block of and facing Coates Avenue. The source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source will be required to go through source of the source of the source of the source will be on the frontage for source of the source of the source of the source will be on the frontage to source of the source of the source of the source will be on the frontage to source of the source of the source of the source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the frontage to source will be on the source of

Three Hundred Tradesmen.

When the work is in full swing it is auticipated that three hundred trades-men will be employed at Orakei, and it is not anticipated that there will be any difficulty in getting the necessary labour in Auckland and the district.

For months past the housing division of the company has been working out the extraordinary amount of details in connection with the enterprise and a large staff has been necessary. The executive of the division are all young men, and they have faced their big task enthusiastically.

The Orakei houses are a model design, and provision has been made for the usual modern requirements of electrical stoves, electrical heating and hot water and the provision of points in every room. Recently Mr. J. A. Lee, M.P., Parliamentary Under-Secretary in Charge of Housing, made the prophecy that in a few months' time Orakei would be a place of pilgrimage for people to take their Sunday outings to see the Government houses, and that everybody would be wanting a Government house.

Apart from the Orakei operations the company has undertaken to erect 335 houses in Wellington, and a start has been made with operations at Miramar, where it is anticipated that 50 houses will be completed in three months and the balance at the Hutt in 10 months.

Visit Abroad.

Visit Abroad. The managing director of the com-pany. Mr. Janues Fletcher, intends to leave for England on April 16 vin Au-tralia. It will be a business visit. From England he intends to go to Russia where he will investigate the industrial side of building activities in that coun-try. He expects to return to Anckland in October next. On the trip Mr. Flet-cher will be accompanied by Mrs-Fletcher and Mr. James Fletcher, jun.

Figure 31: Auckland Star, 6 April 1937, p8

FIRST STROKE. STATE HOUSES. ORAKEI OPERATIONS.

START MADE THIS MORNING.

PREPABATION OF SITES.

When a man swung a scylle into a patch of high grass at Orakei this morn-

patch of high graves at Orakei this morn-ing it marked the first stroke in con-nection will the Government's scheme to build 20s houses there. The contractors for the work, the Pietcher Construction Company, Ltd., have all their plans ready to go alread with the big enterprise, and a special division has been set up to carry the contract through. At Penrose there is a distributing centre for material, and the first work at Orakei will be the erection of an administration building in which there will be office accelerator. dation, various stores, and a carctaker's quarters.

quarters. The site of the administration build-ing is in Cates Arenue, and it is on in Irontage of this avenue that maay of the houses will be built. Costo Avenue is the main arteriat road on the main ridge of the Orakei block, and lead through to Yenton Girens, in the direction of Boban Point. It is fn, this locality that during recent for Anukland residents, homes which in overy way reflect molecuity of design, and sizes chueza to get the best views of the harlsair and guil. Darivalde Views.

Unrivalled Views.

Univalled Views. Those of the Government houses which will be erected on the Castes Avenue fundage of the block selected for sub-division will eventeen out univelled views of a portion of the harbout, the North Head, the Rengitute Channel, at a large selec of Hauraki Guif. Judgin, by the huuriant growth of grass on the block the loam soil appears to be very tich, and there should be no trouble for the Government's tenants to make orna-mental lawns and flower grades.

From Coaties Avenue m a general naterily direction several stretche lead through the block towards the long val-ley which stretches between the bills from Okahn Bay, or, as it is perhaps better known, Oracler Bay one of the most historical places adjacent to the eity. On the long slopes there are many splendist hause sites, stheapy they will perhaps not command the same pano-tical the start available from the higher points of the submrb.

Men Seeking Work.

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Mr. Lee's Movements.

Mr. Lee's Movements. The Parliamentary Uniter-Screttary in Charge of Hussians, Mr. J. A. Lee, bench this moriong on departmental humines, and a, none was the great of Anekland trades mion screttaries at a foreheas at the Labour Chil, This of land which may he suitable for State benching, and this evening he will give an address in bunsing at the Towa Halt. Arcompanied by departmental officera-fier devices and loss menetion with the will leave for Hamilton towned may be used in connection with the state scheme, and tomorrow evening he will leave for Weilington by the sapress.

Figure 32: Auckland Star, 7 April 1937, p8

ORAKEI HOUSES START NEXT MONTH

ADMINISTRATION BLOCK

IMMEDIATE ERECTION

WORK FOR 300 TRADESMEN

A start will be made by the Ficteler Construction Company to-bay with the crection of the first hubbing on the tracket housing site. This is a large phonistrative block on the corner of ministrative block on the corner of mbinistrative block on the corner of Coaties Avenue and Kepa Street, con-taining offices, stores and workshops, not only for the contractors them-selves, but also for the sub-contractors who will undertake plumbing, painting and other work. The construction of the 20S hourse-which are included in the contract is expected to begin on May 1, and under the company's programme they will be fasished at the rate of 36 a mouth. It is housd that the first will be ready for occupation in July. General Market and reinstation

Concealed Standardisation

Generaled Standardization All timber for the houses will be supplied from the contractors' depot at Penrese, where nest of it is to be rat to length by modern machinery and actions of house fromes are to be fabricated. The jonnery will be made in the Government factory there, which the company has leased, and of which it has been in neasestion for a work

Although every house will differ from Although every house will differ from its neighbours, not only in general de-sign, but also in external and internal details, standardisation is being car-ried much further then the lay ob-errer is likely, to realise. All rooms will be of the same height, and win-these and doors will be in a consider-male number of standard patterns. The same principle is to be applied to in-ternal fittings, such as fireplaces, itores, explorates and miscollaneous joiney. jainery,

When work is in full swing at Orakei it is expected that about 300 trademen will be employed. These will probably be obtained without difficulty from Auckland and its vicinity.

Great Demand for Houses

How Anomalia and its trentity.
Great Demand for Houses
Mr. J. A. Lee, Exciliancentary Under-Scretary in charge of Housing, spont yeterday afternoon receiving callers who were intersteld in the Govern-neing prospective transits. "Have is no bank than an enormous demand exists and what I an convince that when which "and I an convince that when which." and I an convince that when which are universe that when so the start of them are complete the de-mand will be even greater. There is no an enormous demand exists an stret that people who go to Oraki an stret that people who go to Oraki and find the homes much more start and find the homes much more start and find the homes much the device de-house would be lever. Mr. Lee said it of a week for treansity would even the function of society, that strengt plantary and that the homes inster of a wave for treansity would be lever. The Government of the would be lever. The Government of the the strengt energy of dwellings and which exceptions of dwellings and which exceptions of dwellings and which exceptions of dwellings and the homes groups of dwellings and the homes groups of dwellings.

Widespread Employment

Widespread Employment The mas important to remember that the max sityly employed on the various-building jobs were by no means all when the mational heuring scheme yould provide with work for a long time to come. Hundrells of wen would be employed in making bricks, coment, thes, hardware, stoves and many other items required for the houses. It was a well-established fact. Mr. the added, that the houlding of homes involved a wider range of trades and operation of everyday life. Aport from ips utility to the people, the handli-the employment was very great and also widespread.

Figure 33: New Zealand Herald, 7 April 1937, p13

HOUSING SCHEME AT ORAKEI

____0___

PRELIMINARY WORK TO BEGIN TO-DAY

INCOME LIMIT FOR TENANTS MAY BE RAISED

(PRESS ASSOCIATION TELEGRAM.)

AUCKLAND, April 6.

(PREST ASSOCIATION TRILEGAM) AUCKLAND, April 6. The Fieldeber Construction Company will begin the creation of the first building on the Orakei housing sile to-norrow. This is a large administra-ing workshops, not only for the cen-tractors themselves, but also for the building on the Orakei housing sile to-norrow. This is a large administra-ing workshops, not only for the cen-tractors themselves, but also for the building on the Orakei would underlak. The construction of the houses which are included in the contract is ex-present the server. The company's programme they will be finished at the rate of 36 a month is hoped that the first will be read. The company's programme they will be finished at the rate of 36 a month is hoped that the first will be read. Madesmen will be employed. These difficulty from Auckland and distriet. Mr 1, A. Lee, Parliamentary Under-struction, spent this afternoon receiv-ing callers, who were interested in the overnament's housing scheme, may then being prospective tenamits. There is no doubt that there is an onomined that when the first of them are complete the demand will be even provinced that when the first of them are demonstration. I am sure that the new houses, he said, "and fam are only be the conditions under which the new houses, he said, "and fam are demonstration. I am sure that the new houses, he said, "and fam are demonstration. I am sure that the nows would be let, Mr Lee said that it was probable that the is an are of the men employed in building the houses would be let, Mr Lee said that it was probable that the is and the houses would be let, Mr Lee said that it was probable that the is and the houses would be let, Mr Lee said that it was probable that the is would eventually be raised. Such limit, fit were relained, would debar events would denot wish occupancy be be confined to one stratum of society of the the men employed in building the houses should provide a cross-set.

Figure 34: Press, 7 April1937, p10

NATIONAL HOUSING SCHEME

SOLVENT OF UNEMPLOYMENT.

MR LEE AT AUCKLAND.

. .

In order to inspect the Auckland activities under the national housing scheme the parliamentary Undersceretary to the Minister of Finance (Mr J. A. Lee) arrived from Wellington to day (April 5th) and visited the Orakei housing sub-division. To-morrow he will inspect the Government joinery factory at Penrose. In the evening he will meet the Auckland building trades' Housing Committee, a body representing the unions engaged in the building industry.

At the invitation of the Auckland Labour Representation Committee, Mr Lee will address a public meeting in the Town Hall on Wednesday night upon the Government's housing programme. This will be the first occasion on which Mr Lee has spoken in public on the subject. He remarked that up to the present he had been too busy getting on with the job to make speeches about it. It was expected that the Fletcher Construction Company would make a fairly early start with its contract at Orakei.

"It ought to be remembered that we are not only concerned with solving the housing problem; we are tackling unemployment at the same time," Mr Lee remarked. "British experience shows that there is no better solvent."

Figure 35: *Alexandra Herald and Central Otago Gazette,* 7 April 1937, p5

FIRST HOUSES.

GOVERNMENT SCHEME

START NEXT MONDAY.

WORK AT ORAKEI.

Next Monday morning a start will be made with the Government housing plan at Orakei. A commencement will be made with the erection of a sixroomed dwelling in Coates Avenue, and at the end of the first week it is probable that about fifteen or twenty houses will be in course of construction.

The contract, which will be carried out by the Fletcher Construction Company, Ltd., will be for the building of 208 houses on the Orakei block, and will include four-roomed, five-roomed and sixroomed dwellings of modern design.

To carry out the work, the Fletcher Construction Company has created a special housing division, and the officer in charge for the company in Auckland is Mr. N. Burnett. Figure 36: Auckland Star, 29 April 1937, p8

FIRST HOUSE. ORAKEI SCHEME.

START MADE TO-DAY.

STATE BUILDING COMMENCED

Six carpenters hammered the first nalls to start the first six-promed Gov-echnicat bouse at Orakei this morning. It is expected that other houses will be started this week.

The bound that other houses will be started this week. The house which has been started is on the crest of the Orakei area, bounded by bould in Street at the back. Under the bounder being bound in the different schere the houses have been based on ten different schere bounded bounder. The plans provide for four the mast modern internal equipment, will be self contained of the all situation of the barger houses all with the mest modern internal equipment will be self contained of the all situations. The plans provide for four the mast modern internal equipment, will be self contained of the all situations in the self contained will be self contained of the all situations and washbouse, while the five house will be self contained with probably be most popular with group the best by twelve feet, and freen feet by twelve feet situation there the beforem will be self the short the beforem will be smaller, while the kitchen will be smaller, while the kitchen will be most be beforem will be smaller with everything at hand for the best by twelve feet, and the smaller while the kitchen will be self to the short be the street by twelve feet will be self to be beforem will be self to be beforem will be self to be beforem will be self to be beforem the short be short by twelve feet and the short be short by twelve feet by twelve feet will be short by the short be short by the short be short by the short be short by the short be short by the short be short by the short be short by the short be short by the short by the short be short by the short by the short be short by the s

Forty-foot Frontages.

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Wellington Operations.

Wellington Operations. Apart from the Auckland operations, the Fletcher Construction Company has screaked a separate housing division for the work at Wellington, where 333 houses are to be built. A start has been made at Miramar, the foundations for 12 dwellings having been put down, and dive are now up to the floor joints. Effty-eight houses are to be built at Miramar, and the belance at the Hutt. The officer in charge of the housing division for the company in Auckland, Mr. N. Eurnett, said that probably 200 men would be employed at Orakei when the work was in full swing, and it was expected that all the necessary labour, which would be cngaged at the Orakei headquarters, would be obtained in Auckland. Already there had been many applications from tradesmen seek-ing employment.

In connection with the housing acheme there are several points, apart from the contractors' operations, which have aroused interest. There is certain to be a big demand for the houses when completed, and it is not as yet known bow they will be allotted, although a ballot seems to be a possibility Then there is the question of rents to be fixed. That is the most vital point of all.

Figure 37: Auckland Star, 3 May 1937, p8

"REAL HOMES." ORAKEI HOUSES. ACTIVITIES BY STATE.

DOMINION EXPENDITURE.

REVIEW BY MEL CAVAGE.

An outline of the progress made with the Government's housing scheme throughout New Zealand was given by the Prime Minister, the RL Ron. M. J. Savage, this afternoon, at a ceremony at Orakei, when the first State tenant was installed in one of the house-recently completed in that district.

recently completed in that district. "Over £1,500,000 has been spent co far on land and building contracts, and roundruction is going forward on 2380 houses in 66 towns," anid Mr. Savage-"The numerous contracts are providing employment for 3500 people. It is only two years since a start was made with the organisting of a State Department of Housing Construction, and less than a year ago the first contracts were lef. These were for 375 houses in the Lower Huit, and Miraman districts of Welling-tion. Development of the scheme has been fairly rapid this year. Land has been fairly rapid this year. Land has been fairly rapid this year. Land has been fairly in the your shows and in test rations are being made for the yourchase of many more sites in numerous other towns. lowns.

Many Men Employed.

Many Men Employed. "Up to the end of last month the value of hand purchassed or taken over for the State housing scheme wa-(20) 143, and the value of hullding con-tracts f1.359,739. The number of two-ders called up to yestierday was for 2380 house in 56 different towns. In each contract the average number of houses is five. The total number of people amployed on actual construction on December 10 hast was 2000, and about 5000 persons were either directly or indirectly employed. The total num-ber of contractors is 85.

her of contractors is 85. "That is the position as far as the State housing scheme is conversed throughout New Zealand," added Mr. Savage. "Here on this beautiful area of Orake the number of dwellings in the first series of contracts is 212. There are 36 contracts divided into one con-tract of 91 houses, one of 87, and 34 wingle-house contracts. Provision has been made for the varying sizes and household needs of families. For et-anyle, 112 houses have four rooms, 78 have five, and 22 have air rooms. Garages are being built for nime houses, the total number of men employed at Oracle 90.

Index 5 and any of the second

Figure 38: Auckland Star, 23 December 1937, p7

HER NEW HOME. DREAM COME TRUE.

"I'M JUST THRILLED."

A JOB FOR MR. SAVAGE.

Mrs. T. E. Skinner is thrilled!

And wouldn't you be, as a housewife, if in addition to stepping into a brand new home, with all the latest encount-ences, you had three Cabinet Ministers on your domstep the day you moved in:

Berger, you had three Cabinet Munisters on your donsidep the day you more distribution of the Diame Minister, several members of Parliament and an odd enty connection of Parliament and an odd enty connection of Parliament and an odd enty contained to the finitum?
And if, two, the Mayor of Anckland for the finitum?
And if, two, the Mayor of Anckland for presented you with a Christmas public, and a bank of holy to give not hove the paraper feetby alt?
All these things happened to hole how the paraper feetby alt?
An these things happened to hoke the house the paraper feetby alt?
All these things happened to hoke the first skiller in the paraper feetby alt?
An these things happened to how here the first skiller is skiller in the paraper feetby alt is the first shift of 146. Coates Avenue, Oraket, if the onpleted under the Government forsing Scheme II was just an umfhich where the docen speeches, a not the above mentioned personages to give it has the two show the paraper show the how here. She was excited headen where the two here the day here handed is the event and the above here handed is the two a house.
Benerbanding Days.

House-hunting Days,

"I am theilled as can be at having this house," the confided to a reporter, "and I am theilled with it." She didn't particularise the appoint-ments of the new home, attractive at they are. At the moment it was just a dream come title, and still difficult to realise. reall-e

realise. "Treviously we were living at West "Treviously we were living at West mere," she suid, "but we have have house-hunting for six months. Our house was hought over our heads, and the owner wanted to move in. It was two months ago that we got notice to get out. We hunted overywhere for a house or a flat, but we couldn't find one. They don't want you if you have child ren. We saw several flats, but as soon as they heard we had a bay they didn't want us." Her Lucky 13th

Her Lucky 13th.

Want us." Her Lucky 13th.
Her Lucky 13th.
Mrs. Skinner told how she and her husband had applied for one of the forsband had applied for one of the forsband had applied for one of the first segment of the second segments on the last day on which applications would be taken-the list. But for her it has no super-titions significance new, except perhaps as her hecky number? Their application was granted, and in No. 140 they were installed yesterday.
There were speches by the Prime Minister, the Bt. Hou. M. J. Savage, by the Minister of Mines, the Hon, P. C. Wield, by the Attorney-General, the Hon, H. G. E. Musion, by the Under-Screptury of Housing. Mr. J. A. Lee, M.P., and by the Mayor. Sir Einest his gratification at the inangitation of the new withement, and their wish that the should be the symbol of a new era of workfart for the workers of New Zea, and, with the eventual clearing of all him districts from the cities, with higher wage standards for those who were uset.

Then they all got on with the shifting job- Mr. Savage in his chirt-slorves, and with him Messes. W. T. Anderton, M.P., A. S. Etchards, M.P., J. Partell, J. T. Jennings and others, all assisting to make the insule of the home as rom-fortable as it appeared outside.

Mrs. Skinner looked on her new found home smilingly. "I'm thrilled to be in it." she said. "

Figure 39: Auckland Star 24 December 1937, p18

HOME AT ORAKEI

TENANT INSTALLED

TRIME MINISTER ASSISTS

STATE HOUSING PROGRESS

In his shirt-sleeves and assisted by members of Parliament in similar workmanlike attire, the Prime Minister, Mr. Savage, assisted in carrying the furni-ture into one of the new State houses at Ornkei yesterday. It was not the first of the houses to receive a tenant. but the installation of one family in their new home was regarded more or less as the official opening of the Orakei bousing scheme.

Dousing scheme. The tenants who were installed yea-terday were Mr. and Mrs. T. E. Skinner, and their small boy. When the Prime Minister arrived, accompanied by the Mayor. Sir Ernest Davis, he was welcomed by Mr. J. A. Lee, Parliamen-tary Under-Secretary in charge of Housing. There was an attendance of about 300, including members of Par-liament, officials of the Labour Party and workmen from the contracts which are still in progress.

" Magnificant Progress "

Mr. Savago expressed his pleasure at taking part in a cereinony "on such a glorious day and in such a glorious locality." It was obvious, he said, that Etate tenants at Orakci would enjoy an environment probably unequalled elso-where in the Dominion.

where in the Dominion. "I am delighted and proud to be the bead of a Government responsible for the erection of so many fine houses in such a locality," said the Prime Minis-ter. "I want to compliment Mr. Lee, his chief executive officer, Mr. A. Trn-dall, and all the members of their staff on the magnificent progress which they have made. These who take the trouble to look at the homes which are being provided will realise that these men are not aleeping on the job.

£1,500,000 Already Spent

"The housing scheme has only been in operation for a little over 12 months. The actual building work only started last Murch, but to-day there are about 6000 men directly and indirectly em-ployed. Tenders have been called for the construction of 2300 houses in 56 differconstruction of 2300 houses in 56 differ-ent towns, and satisfactory tenders have been received for 1769 houses in 44 different towns. The average number of houses in each contract is five and altogether 83 different contracting firms are engaged in the scheme. Roughly £1,500,000 has been spent to date.

Roughly 21,500,000 has oven spons or date. "We have a long way still to go," Mr. Savage continued. "There are tro-mendous arrears which we have to make good-arrears for which we are not re-sponsible. However, the fact remains that real homes are being brought into heing and a real home is one of the foundations of our modern civilisation."

Homes and Incorner

Homes and Incorase The Prime Minister said he wished to welcome Mr. and Mrs. Skinner and huses at Orakei. He himself believed in the old philosophy that "unless a profited him nothing." In the houses at Orakei the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the Government had some-ting to show for its faith, but it held he with the source on what has been done was hele advance on what has been done was hele advance on what has been done was hele advance on what has been to make the past. It is one thing to make here the set the people in their homes, with sufficient income from homes, with sufficient income from homes which will allow them to feath how and then, when their working how here which will allow them to feath to future. BIT of Christma Fudding

Gift of Ohristmas Pudding

Gift of Ohristmas Fudding "We are told that many of these things for which we are striving cannot be done, but I am telling the people in the name of the Government that they can be done and that they are young to be done. I know that we can not go faster than the country's pro-duction, but if we can keep pace with that production we will do all that we have set out to do." "I' Ernest Davis congratulated the Government and Mr. Lee on the work warried out at Orakei and, then turn-ing to Mrs. Skinner, stated that a housewife moving into a new house hed very little time for cooking. Ac-ouringly he had pleasure in presen-ment with a Christmas pudding. "References to the success of the hous-ment of Mrs. Skinner, stated that s housewife moving into a new house hed very little time for cooking. Ac-ouringly he had pleasure in presen-ting scheme were also made by the Mrs. Skinner, stated the bous-ment of Mrs. Skinner, stated heats and the Attorney-General, the Mrs. H. G. R. Mason, after which Mr. Lee paid a tribute to the belp he had acceived from his staff. Detimate of Expanditure

Estimate of Expanditure

Estimate of Expanditure "By next March," said Mr. Lee, "we will have tied up about £3,500,000 in housing, and only the other day I told the Minister of Kinance that we would soon be knocking on his door again. His reply was that we could not knock too often as long as we kept on deliver-ing the goods. If the present rate can build 6000 houses next year and only been exceeded. If we can only build sufficient houses, we may be given the power to walk into slum streets and pull down the countless houses which are not worthy of being called homes." At the conclusion of the speeches, the Prime Minister and essisted in carrying aeveral pieces of furniture into the house. Cheers were given for Mr. Savage and Mr. Lee before the gather-ing dispersed.

Figure 40: New Zealand Herald, 24 December 1937, p13

ORAKEI BUS SERVICE

TEMPORARY LICENCE GIVEN

A temporary licence to run a bus service from the city to Orakei has been granted by the Metropolitan Licensing Authority to the firm of L. J. Keys, Limited, for the benefit of residents in the State housing settlement.

The time-table at present permits of an early morning bus from Orakei, and a bus from the city in the evening; as well as a mid-day one to Orakei on Saturdays. The service will run by way of Mission Bay.

Figure 41: New Zealand Herald, 21 January 1938, p16

APPENDIX 2:

Comparative Images

These images display how little the house has been altered since it was first built in 1937.



Figure 42: The house as it stands today (Auckland Council, August 2016)



Figure 43: The house on 23 December 1937 at the Opening Day Ceremony. (*Auckland Star,* 24 December 1937, p7)

APPENDIX 3:

Historic Photographs of Orakei state housing



Figure 44: State house at 100 Coates Avenue, Orakei in the 1940s. This house has since been demolished. (Sir George Grey Special Collections, Auckland Libraries, 34-BON-8)



Figure 45: Preparing the grounds for gardens in the Orakei Settlement. (*New Zealand Herald,* 25 June 1938, p12).



Figure 46: State housing in another street in the Orakei state housing suburb in the 1940s demonstrating the more refined early state housing with varied roofs and forms and some windows with shutters. (Sir George Grey Special Collections, Auckland Libraries, 34-BON-10).



Figure 47: Standard window joinery for state houses made off site (Alexander Turnbull Library PAColl-4161-01-207-10).

APPENDIX 4:

Certificates of Title

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Area	178.8859 hectares more	or less		
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Interests

For memorials see historical paper image of title. Cancelled.

7649261.2 Departmental Dealing converting and cancelling the within title in Landonline - 10.12.2007 at 9:00 am

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REGISTER NEW ZEALAND. ŝ Val 60 te Marting .R.S.410 19 ---Ka Hy3 and Mis. 76. 295 S. Deal inn No. N/C No. CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. there has been Chis Certificate, dated une fifteenti an d ains b Piak he hand and east of the District L test dire audito His Mayesty the King-DAQUON LABEL 88 'n FILE is seized of an estate in fee-simple (subject to such reserval) nes. liens, and it ests as are notified by to rid under written a, restrictions, ancus on enforced hereon, subject also to any existing right of the Grown to take and by off roads under the provisions of any Act of the General As sembly be the several adm den/i) in the land berainafter described, as inclama is dellasated by the plan her RECALL or lose, that is to say : All the parallof load convinies logener for 1 R ty- 100 (442) * till ring or les, the 1 to az : 11 th Joneralto lead vorsitis for faith fait Rundred and for and first and wine kinho (316) praches inore of loss conferming he to Rangitely Survey District called Orakei N° 12 N°1. Drakei N° 19 Orakei N° 29 N°1. Orakei N° 20 Drakei N° 15 Orakei N° 25 Orakei N° 19 Orakei N° 28 N°1. Orakei N° 26 N°2. Orakei N° 25 Orakei N° 15 Orakei N° 26 N°1. Orakei N° 30°, Orakei N° 28°, Orakei N° 15, Orak Orakei N° 16 N° 2. Orakei N° 30°, Orakei N° 28°, Orakei N° 25 Orakei N° 16 N° 2. Orakei N° 30°, Orakei N° 28°, Orakei N° 25 Orakei N° 16 N° 20 Orakei N° 30°, Orakei N° 28°, Orakei N° 20 Orakei N° 16° 20 Orakei N° 30°, Orakei N° 28°, Orakei N° 20 blocks_allialed n=15 Orakei he 3ª Onates tr 39 h:45h:1 50-61-301 tuesenons 1 h? 38 nº 2 and ict called Ortakei he 5 Reperve lain 6 CT NA276/295 AGUST S Cpy-01/07,Pp-009,16/04/03,14,06 the. with 2 land_energed to He hand ad igos White Dotto File C.T. 9/14 - memoriale koy - band 27 Malgage he 23851 Bharry FIR Order of the Lof alfred . 19 31 - produced 10 RIVA 1: 23th mail 1 R. A. Bounke. T, and long King Lunder hestigs of mongage to 23111 alfred & bidor John Carner, Sharehoker, METRIC AREA IS 178-8859 L both of auckland as kno il mico us-forcoduced to 23th May 1905 al ITE SAN ILA equal sta 12.124 R.A. Bourke ant pra Roj frace he 359b hove Rad brake of Orgher 13- 44 December 1301 produce 1.5 mag 50 12.30 1.00 IL NO. 1022

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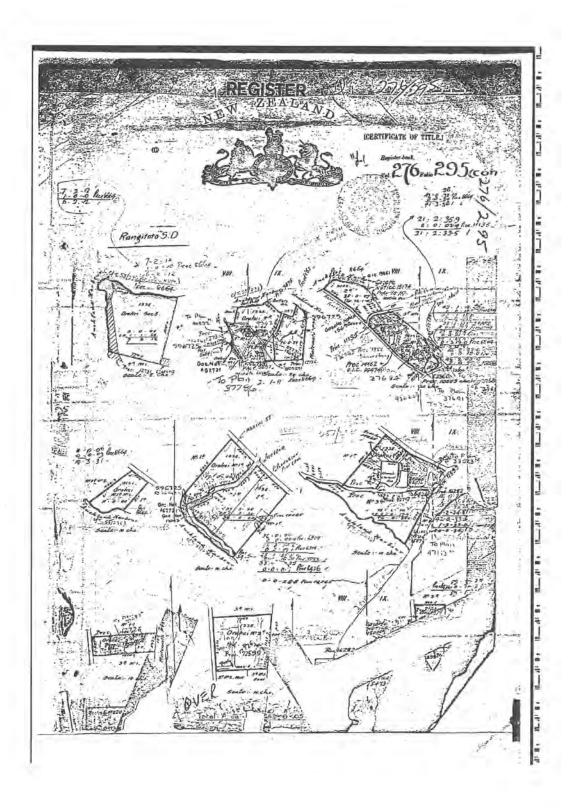
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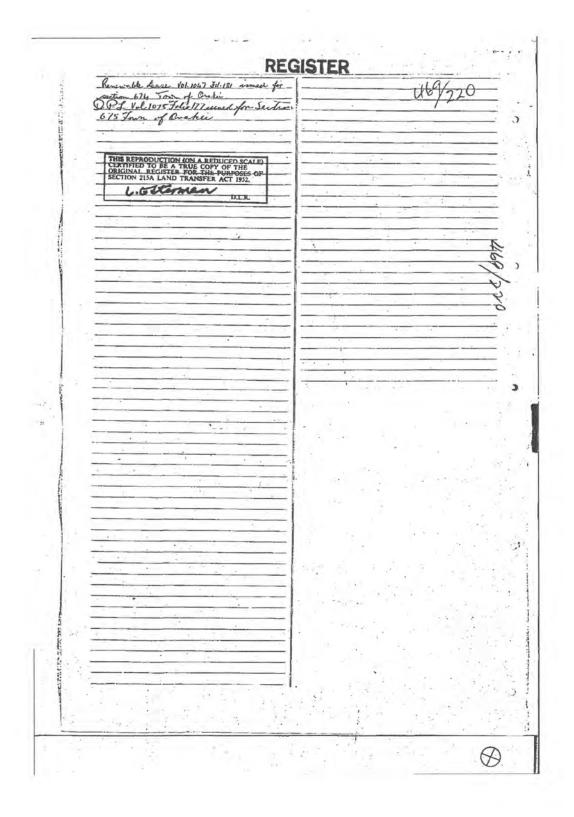
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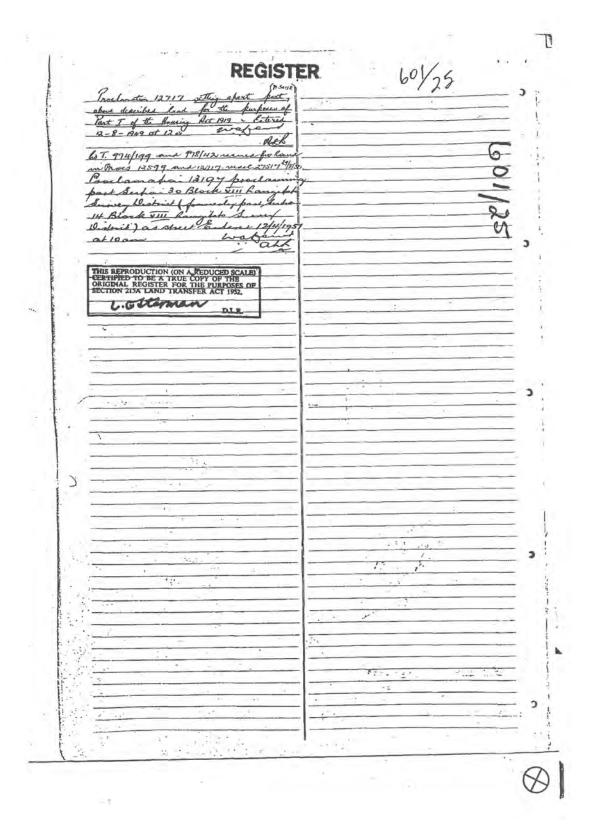
Str 4 3 53252 276/295 Notion II \$.0 5967251 Parts of the within land are set apart as a reserve for the use and benefit of Maoris, subject to the 956725.1 Gazette Natice NZ Gazette 956725.1 Gazette Natice NZ Gazette Ha.2,1980 No. 10 F314 declaring the Reserve contained in part Orakei 4B and 4C Block to belefasified it as a Reserve to the Reserves that 1977 -3.3.1980 at 2.00 o'c 2 Reserves Act 1977. IT I Rangitoto Survey District Section 792 (formerly part Section 711) Town of Grakei situated in Block IX Rangitoto Survey District Section 793 (formerly part Section 711) Town of Orakei situated in Block IX Rangitoto Survey District Section 794 (formerly part Section 741) Town of Orakei situated in Block IX No. - M EStoles A.L.R. 936243.1 Gazette Notice (N.Z. Gazette 5.3.1981 No.23, p.499) classifying the within land as a reserve for recreation purposes subject to the Reserves Act Parts of the within land ars set spart as public reserves subject to the Reserves Act 1977 pursuant to Section 13(1) of the Orakei Block (Vesting and Use) 107 11 Act 1978 and are classified as recreation reserves pursuant to Section 13(2) of the Orakoi Block (Vesting and Use) Act 1978: "il Barghas 1977 - 6.4, 1981 at 13.350'c à A.L.R. Section 804 (formerly part Section 711) Town of C.680403.1 Fursuant to Section 4 of the Orakei Act 1991 the following portions of the within land are vested in the Ngati Whatua o Orakei Maori Trust Board and new CTs issued; ILL I Orakei situated in Block VIII Rangitoto Survey District Section 811 Town of Orakei situated in Elock VIII Rangitoto Survey District Section 814 Town of Orakei AN INCOM Section 810 Town of Orakei - 99C/183 Section 3 SO Plan 63319 - 99C/184 1. situated in Blocks VIII and IX 2. Section 799 Town of Oraxei - 99C/185 Section 3 SO Plan 63269 3. Part of the within land being Section 806 Town of Orakei situated in Block IX Rangitoto Survey District 4. is set apart as a public reserve subject to the Reserves Act 1977 pursuant to Section 13(1) of the Orakel Block (Vesting and Use) Act 1978 and is classified as a local purpose (site for community, facilities) reserve pursuant to Section 13(3) of the aren i A.L.R. IN COM C.680403.1 Fursuant to Sections 4 and 5 of the Orakei Act 1991 the following portions of Orakei Block (Vesting and Use) Act 1978 within land are vested in the Ngati Whatus o Orake, Maori Trust Board for Hapu Reservation AL ACTO Part of the within land being Section 808 Town of Orakei situated in Block IX Rangitoto Survey District Section 721 Town of Orakei - 99C/196
 Section 722 Town of Orakei - 99C/196
 Section 790 Town of Orakei - 99C/197
 Section 791 Town of Orakei - 99C/198
 Section 794 Town of Orakei - 99C/199 is vested in the Housing Corporation of New Zealand for Housing purposes pursuant to Section 14 of the Orakei Block (Vesting Use) Act 1978. 18 112 1 Altoke 5. Section 1 SO Plan 63269 - 99C/200 Section 792 Town of Orakei - 99C/201 7. Orakei No. 1 Reserve C Block - 99C/203 oraly IL IN THE 803251.1 Proclamation N.Z. Gazette 1917 P. 2051 proclaiming part of the within land to be Grown land as from 2.5.1917 - 15.5.1979 at 12,02 o'c A. L. R. Stoke C.680403.1 Pursuant to Section 4 of the Orakei Act 1991 part of the within land (Section 2 SO Plan 63319) is vested in the AB AVET III Ngati Whatua o Orakei Maori Trust Board 803251.2 Descette Notice 1954 P1340 taking part of the within land to form part of the Orakei Domain . - 16.5.1979 at 12.02 b'c subject to Section 8 of the Orakei Act 1991 and new CT issued: 99C/205 Altoku erany I INTON A.L.R. C.680403.1 Pursuant to Section 7 of the Orakei Act 1991 part of the within land (marked 'B', 'C' and 'E' on SO Plan 63269) is 752010.1) Cancelled as to Section 808 0.N.C.T.) Town of Orakei and mate CT vested in the Auckland City Council as road John C.T.) Town of Drakoi and new CP 29.2,1980) 475/905 issued balastil, A.L.R. 10 10 Tomas arau adiled 1.4.2803 XX The assement created by Deed of Easement 548-6019.5 is subject to Jestion 243 (A) Resource Manzzinon-Act 1991 A.L.R. Subject to a stormwater right oly part 16 Chate, Black marted M2.41 R. of Easement 5+86019.5 TER REL XX



REGISTER [Land and Durds -1 NEW ZEALAND. We + N. Registe C P.H. folis Vol. 173 Polio 155 Fol. 469 . folu aufer No. 94 CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. This Certificate, dated the _____eleventh day of rousend nine hundred and twenty cight June _, being a Cersificate in under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND 0 -Warnen-of-Eis -Escalizzoy and Gove a has shine in that takelf. Witnesseth that ¥, REVETI altas TE TUBA REVETI (m) PUFA TB C ness, linns, and interests as are notified by men ial under is mained of an estate in foo-simple (subject to such reservations, restrictions, encumbe written or endorsed boreon ; subject also to any existing right of the Crown to take and lay of reads under any Act of the General Assembly of New is the last bereaster described, as the mass is delinated by the plan hereon, bordered _____ m_0 more or less, which said land is jo tho said harms happensed do-here been arginally sequired by steen , he the several ads d) in the I a Ht the showers h . one thousand nine butdred and eighteen day of as from the ninth October いたい , that is to say : All that under The Estive Land Act 1909 parent of Land containing _______ nine acres one rood and wight parches more or lass situsted in Elock VIII or the Eangliate Buryey District and called Oraksi Section 12 Fc. 2. G William Solucton District Land Registrar. K.4047 Proclamation under Section 14 of The Earlys 10 OKUT Land Arendrent Act 1916 proclaining the above land to Block VIII- Rangitoto S.D. be Gross Land Intered Lich June 1928 at 10-010 Dist.Iand Regr. -perise 1.0 1E 124 Attitute a brilis cfrafis clourd to proceaming WOEHZE PRACE こんであったかいうち あんしをや ê arcofwithinka a asserted - oured Entered and age -Mousice FNSI 11/3/33 189 la 8436 -O.A.R. e ala mation At 10265 setting art 2-30-9 port of withm land for and Entere stilling to at 9. See Paula tin 12717 st.tt. at 1 h-1 about described 35,40 Part I Homes Act 1919_3 METRIC AREA IS of Part I Hours 35% water 76 Economical T 978/42, wanter for come or Plan to a complete T 978/42, wanter for come or Plan to an a for the second sec All A. 0.8 0 Proc 12717 1.1 AL é. VER



译:rdbhtCELLED [Land and Dects-RECE ¢ Poss B ZEA D. NEV 8.1 Folie 235460 = No. Vol 601 : falio 25 ter for N/C No. Delamation No. 7222 CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. This Certificate, dated the bas berband agin basendt and day of Qutober twenty nin twenty second the hand and seal of the District Land Registrar of the Land Registration District of ADCELAUD #Ofiete meth that RAJESTY THE SING Ð is seleed of an estate in fee-simple (subject to such reservations, restrictions, commbra s, and inte ets as are notified by n orial under written or endorsed hereno, subject also to noy existing right of the Crown to Ude and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinaliter described, as the same is delinosized by the plan hereou burdered <u>ereen</u>, but he several admeasurem a little more or less, that is to say : All has parceled land containing together one acre three roots cleven perches and hine tenthe of a perch more or less being Sections 11, 12, 13, 16, 15 and 16 of Block Will of the Sangi Sections Survey District. d Altelan 0 why to Lec 290 Townig Graker a 15 6 6 156 4050 137 Proclamate At 10265 setting apa ist, of wathen land facre 1 Ente acd 5/6/1950 mx 9. 3000 SGL 15 199 Afellation pert Sec. 13 unde of Onehen o het de 13 antes Alla Anki 1.49 offelies hals 13_water 30 O EQUIVALENT METRIC 7382m2 - and PIRFE CT A AREA IS 12 t-haken the 20/3/1919 th. K 19.19 Entrie Tatio in CAAR. c.T 907/215 wind of pt to 13 20 20 275 2 Rocas Total Area: 11.



'n. (a'r tomarce. 0 (Sensours 1. NEW ZEALAND. REGISTER P.R. falio Transfer 13611 tion 8426. (47.276/24r) CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. , one thousand nine hundred and This Certificate, dated the___ twenty fourth day of July thirty three , being a Certificate in under the hand and seal of the District Land Begistrar of the Land Registration District of_ ATCELATO Ban al Grant, abler Warrant of Bis-Eacelloogy the Gammar Granal, to essective stating pares-ending his in-the bookly Alitarsith that a. MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF AUCKLAND & body corporate the of an estate in fee-simple (subject to such resorvations, restrictions, encombrances, liens, and interests as are notified by memorial nodes ed hereon ; subject also to any arising right of the Crown to take and lay of mule under any Act of the General Assambly of New the land bereinafter described, as the same is delineated by the plan herson, bordornd ______, groop ____, be the several adu more or less, which said land in in the said-We ally acquired by the abovenamed body corporate mand- ---------- day of -----, that is to say : All stick The Lunicipal Corporations Acts under pareskof land containing together two acres three roods five perches and one tenth of a perch more or less situated in the City of Auckland being Sections 18. 19. 20. 21. 22 and 23 of Block VIII of the Rangitote Survey District æ and Section 8 of Block IX of the Bangitoto Survey District, the said Section 22 having been priginally part of a Grown Grant road, and the residue of the said acctions having been originally portion of the Draket Kative Reserve. Soluction Gut-KW169 William District Land Registear. arabei PZ 2 110 260468 the body cosposate Orskei Pris to the Mujesty the The +1 mat aboven produced 6-11- 1033 at lar 2.33 0.2 The state Orates 36 DAR Broclamation of webs webbing opener EQUIVALENT METRIC of Section 22 Block TIL Rangitates Lun AREA 15 1. 1257. ha Distance franced Entered spying at ging 1-125740 and : Sh. C.T. 857/177 assince for pare of Sec 2B. ¢ . 10.22) Arvin Rangetato So now called Sec 636 Inon of Drakin (mide & 226-17 25/7/1946) 松 5 200.0 P: Sec 21 = 2.2 ALC N. Z Jagatte 1942 \$49 bri 20 part sel E a sta ~ 12599 sette 00 10265 1 Part I the 1 7 2mm 12939 Lata an/s/igng the Ho det, 1919. trauda \$ 10 00 cr.a.k they Proclanation 12717. vit above described . Part I of the He 11: Enter 47113 Ta 13/211 Oraler 30 To Flum 12-8-1949 et Walcon C 194 Total Area . 2 . 3 . 051 Scale 4 Chaine to an Inch over η. X

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier	NA22C/957		
Land Registration District	North Auckland		
Date Issued	23 December 1971		

Prior References NA1632/24

Estate	Fee Simple	
Area	809 square metres more or less	
Legal Description	Lot 498 Deposited Plan 38384	
Original Proprieto		

Bluesky Consulting Limited

Interests

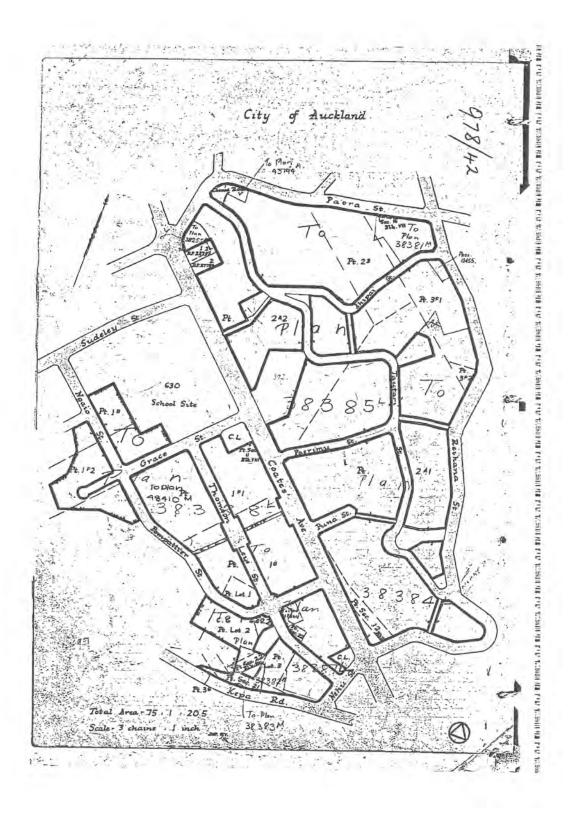
Subject to a right of way over part marked A on Plan 164621 created by Transfer C836314.1 - 27.4.1995 at 3.19 pm D680676.2 Mortgage to The National Bank of New Zealand Limited - 14.2.2002 at 9.00 am 9476032.1 Discharge of Mortgage D680676.2 - 2.8.2013 at 12:23 pm 9476032,2 Transfer to Jeffrey Malcolm Wong and Yu Yun Chou - 2.8.2013 at 12:23 pm

10173828.1 Mortgage to Kiwibank Limited - 4.9.2015 at 2:31 pm

Transaction Id Client Reference Thestory(1) Historical Search Copy Dated 9/98/16 2:33 pm. Page 1 of

1039 TO PERSON AND INCOME. COLUMN STREET and such Theorem & NEW PART - CANCELLED di. P.R. 159/45 Ŀ ç NOT 2 223 Falia 115, 276/295, 469/220, 601/25, 646/33, Val 00 DI MURANAMIN' CONVERTED Inders 94-119 Order for N/C No. - Giboal 0.27517 6914 12717 CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT Sec. 18 120810-001000 This Certificate, dated the tranty-ninth 1110 d and seal of the District Land Registrar of the Land Registration District of. 12 ADCKLAND ŧ KIRG is seleed of encatute in fee simple for the purposes of TO A PARTY APPROVE 83 AJIS7Y TAR Part 1 of the Housing Act, 1919 2 at . a 13-6 1.70 in-fto-timple (subject to such r PULLY BUY MEADING m, subject also to any existing right of the Grown to take and lay off roads under the provisions of any Act of th of New Zenland) in the land bertinal d, as the same is delinested by the plan haroon bordered fran be the several ad en as less, that is to may : All they purchasi had Austaming together seventy-five scree one rood teenty decimal 1 -in the Dity of Auckland being Section 16 and parts Sections 11, 12, 21, five perches more or less situat and 22 Block WITT Bangiloin sprear pintriot, peris of the Oracel 18, 191, 192, 16, 241, 242, 28, 391, 372 IT L'REPARATE. TO FAIR O'RETE TO COMPACT. and 50 Blocks and parts of Lole 5, 2 and 5 of Grown, Brant No. 11422. 22 2 METRIC AREA 18 504 4 ha Conversion Factories T A. a = 4046m² 1 Perch = 25.28m⁴ 1 Unk = -1012 metres 1/a 13 ation 131155 declaring Lot 437 Pro 10 m 18305 9. UL BURGL de 18 3 1952 at 10 an f 1428 PR TLOS FLIS it han Lat as the JTT AGULLAN WEEK CRES y Marin wiel 11952 TATE BUILDER ALL TATE WANTER ALL PRIMALINES ALL PRIMARED ALL PRIMARED ALL PRIMARED Not loist . ed th CARS ×1 Winder 6 cament. ab. 4 11 0 285.1757 1032 4 10 7 65 APS Q it and and aslette 12. 3.00 Harlett E 1018 for 18 1/18 52 at 11. 15 0 -6 28 34344 nest a 2 12 26 513 2 nie than 1 Kins **S** La las A Mansie ~12 he Wind it so (Section à. Â SF. To and the 領

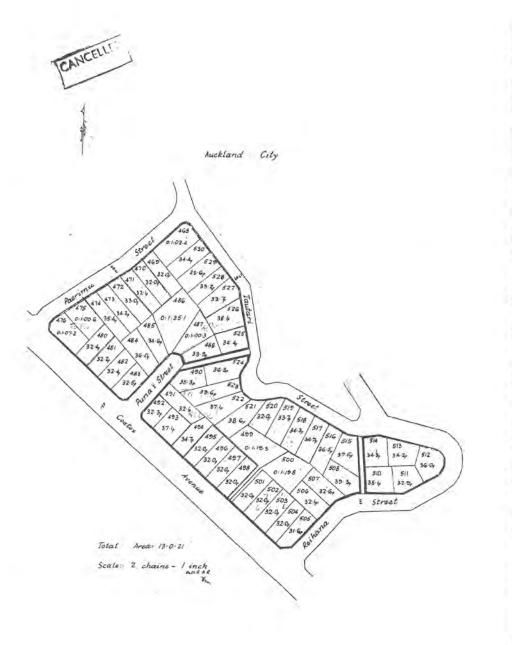
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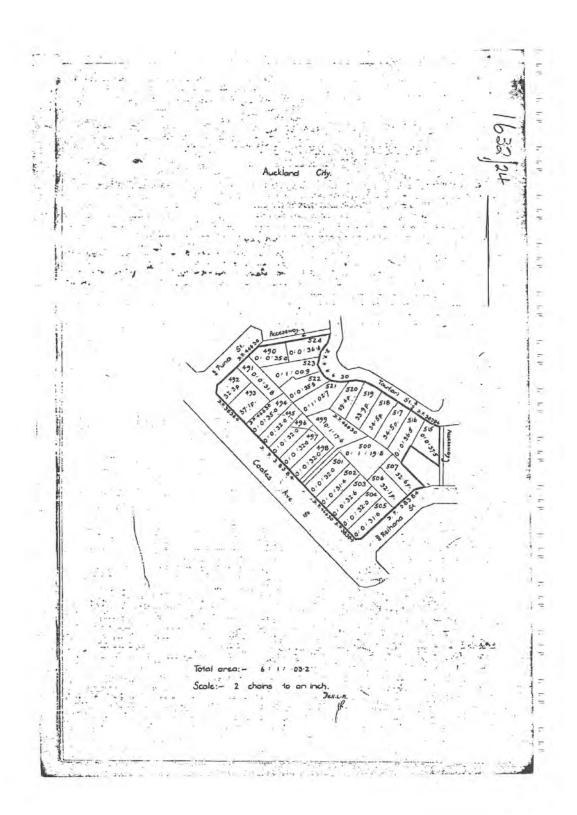
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226 1 24 REGISTER Vol. 1117 Folio 227 No Order for N/C No.C. 38727 Val. 1632 NEW ZEALAND 12 95 3 CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 5 3.40 191. This Certificate, dated the eleventh d March fifty-nin under the hand and seal of the District Land Registrar of the Land Registration District of. HER MAJESTT THE QUEES for State Housing purposes under the Roo Auckland WITNESSETH that 2 ones under the Housing Act 1955 is seized of an estate in fee-simple (subject to such reservations, restriction è ed hereon, subject also to any existing right of the Crown to take and lay off roads under the pr written or isions of an Act of the G cribed, as the same is delineated by w Zealand) in the land hereinafter des the plan b ts, a little more or less, that is to say: All that parcel of land c ne 6 ACRES 1 ROOD 3.2 8 being Sections 1986, 1997, 1997, 1996, 1997, 1985, 502, 501, 501, 505, 50 shown on Deposited Plan 38384 and Sections 490, 1987, 494, 499, 502, 523 and 524 Town of Orakel shown on Deposited Plan 46630 1.1 0 1.54 EQUIVALENT METRIC Agreement for Sale of Section 499 Plan 16630 E 5 373 5 K8592 A.L.R. K.59738 Certifying the existence of a line of pipe for sewage Doninant lands Servient Land Section 491 plan 35384 Section 194 Plan 38364 Section 499 Plan 38384 Section 196 Plan 38384 Section 500 Plan 10 Section 507 Plan Section 505 Plan Section 504 Plan Section 515 Plan Gection 508 Plan C.T. 1360/33 Section 516 Plan . Section 575 Plan entered 14.12.1956 at 12.10 o'c. of unt A.L Agreement for Sale of Section 507 Pla Raisstr the Queen Sitt Allies Johns n 38384 Her 135 arkey and Margaret Hereys Ghardey pich ged 10.6.1957 o'e. see Polues 1178 Polis 95 E.68374 certifying the existence of a right of Dominant Land: Servient Land: Section 516 Plan 3535 Section 517-Pla art 517 . e part ж. 52 antered 19,11,1955 at 10.3% o'c. over to middle for 5.2 南南 1 43 1.19 9 1 ALC: Y hat a later



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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



 Identifier
 NA22C/957

 Land Registration District
 North Auckland

 Date Issued
 23 December 1971

Prior References NA1632/24

 Estate
 Fee Simple

 Area
 809 square metres more or less

 Legal Description
 Lot 498 Deposited Plan 38384

Original Proprietors Bluesky Consulting Limited

Interests

Subject to a right of way over part marked A on Plan 164621 created by Transfer C836314.1 - 27.4.1995 at 3.19 pm D680676.2 Mortgage to The National Bank of New Zealand Limited - 14.2.2002 at 9.00 am 9476032.1 Discharge of Mortgage D680676.2 - 2.8,2013 at 12:23 pm

9476032.2 Transfer to Jeffrey Malcolm Wong and Yu Yun Chou - 2.8.2013 at 12:23 pm

10173828.1 Mortgage to Kiwibank Limited - 4.9.2015 at 2:31 pm

Transaction Id Client Reference Theyter907 Historical Search Copy Dated 9/08/16 2:33 pm. Page 1 of *

Identifier NA22C/957 Land and Deeds 65 References Prior C/T 1632/24 220 957 N/C. Onler No.A611757 REGISTER CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT Utils Certificate dated the 23rd day of December one thousand nine hundred and neventy one under the seal of the District Land Registration District of North Auckland WITNESSETH that HER MAJESTY THE QUEEN for the Purposes of the Housing Act 1955 is the Owner of a saided of an assess in far simple (subject to such reservations, restrictions, encumbrances, linn, and intersus as are notified by memorial underwritten or endowed hereos) in the land hereinalter described, delineated with bold black lines on the plan hereos, be the several admeasurements a link more or less that is to say: All that parent of land containing 32 perches more or less being Section 498 Town of Orakei as defined/on Daposited Plan あし 57 38384. Sumo R Mmillis 2 METRIC AREA IS STOP Assistant Land Registrar 12507 the fee minple estat tharles Gilbertaon of Auckland accountant and Bramlee Joan Gilbertson his wife -17.1.1975 at 11.25 oc. Auckland City for A.L.R. Pencing covenant in Transfer 12517. B.719897.1 Transmission to Bramlee Joan Gilbertson as survivor - 21,6,198 at 10.06 o'c 2 498 250.00 - 21.6.198 50 32.00 C.613581.1 Transmission to Joan Campbell Oakwood of Snells Beach registered myGes and Colin Gilbertson of Mailku bacher a executors - 15.6,1994 at 2.35 o'c 6000 Coates C.836314.1 Transfer granting e right of wey over part bitch marked 'A' on Flan 164621 appurtenant to Section 499 Town of Orakei as defined as Lot 099 Deposited Plan 46630 (CT 668A/679 and 73A/273) -27.4.1995 at 3.19 oc Pyenue 00 D680675.1 Transfer to Bluesky Consulting Limited ofte 50 D680676.2 Mortgage to The National Bonk of New Secland Limited Scale: 1 inch = 1 Chain All 14.2.2002 at 9.00 NOS RGL 2 A. B Register copy for L. & D. 15, 71, 72 JAB

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APPENDIX 5:

Drawing

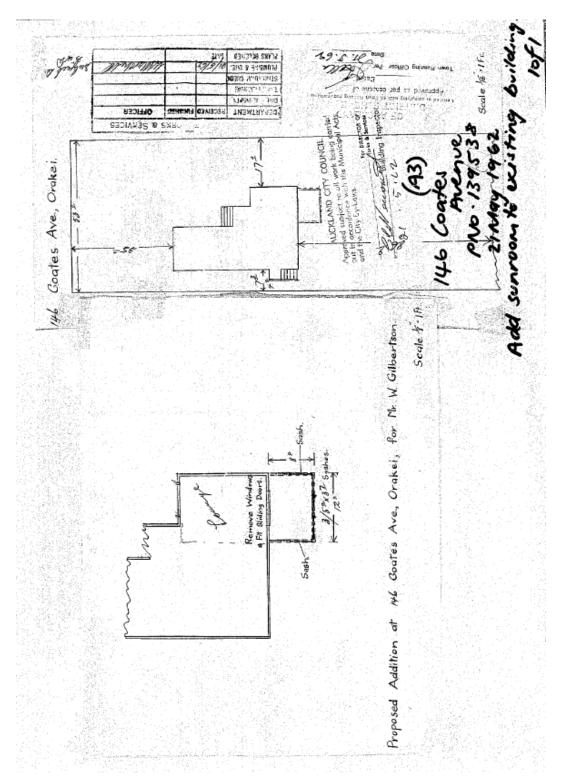


Figure 48: 1962 alteration to add sun room at the rear of the house. (Auckland Council Property Files).

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Other

Auckland Council Property Files LINZ Records *State Housing in the Auckland Region Thematic Heritage Study* (draft) 2014 Sir George Grey Special Collections, Auckland Libraries National Library of New Zealand