

## **Historic Evaluation**

**Onehunga Manual Training Centre (former), 82 & 84 Selwyn Street, Onehunga**



## Historic Evaluation

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Onehunga Manual Training Centre (former), 82 & 84 Selwyn Street,  
Onehunga

Prepared by Auckland Council Heritage Unit

January 2017

Cover image:

By Anna Boyer, June 2016

## 1.0 Purpose

The purpose of this document is to consider the place located at 82 and 84 Selwyn Street, Onehunga against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

The document has been prepared by Anna Boyer, Heritage Information Advisor, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

## 2.0 Identification

<b>Site address</b>	82 and 84 Selwyn Street, Onehunga
<b>Legal description and Certificate of Title identifier</b>	Lot 2 DP 21383
<b>NZTM grid reference</b>	X coordinate: 1758758.85 Y coordinate: 5912534.42
<b>Ownership</b>	Crown/KiwiRail
<b>District/regional plan &amp; zoning</b>	Residential 6A
<b>Proposed Unitary Plan zoning</b>	Residential: Single house
<b>Existing scheduled item(s)</b>	N/A
<b>Additional controls</b>	Designations: <ul style="list-style-type: none"><li>• New Zealand Railways Corporation (KiwiRail). ID 6303. Avondale Southdown Railway Line</li><li>• Airspace restriction designations. Auckland International Airport Ltd. ID 1102. Protection of aeronautical functions – obstacle limitation surfaces</li></ul>
<b>Heritage New Zealand listing</b>	N/A
<b>Pre-1900 site (HNZPT Act 2014 Section 6)</b>	No
<b>CHI reference/s</b>	20328
<b>NZAA site record number/s</b>	N/A

### 3.0 Constraints

This evaluation does not include an evaluation of:

- archaeological values of the site and/or
- the importance of the place to mana whenua

The evaluation also does not address current structural integrity. Any comments regarding the condition of the building are based on a visual inspection only and this evaluation is not a condition report.

All fieldwork was conducted from the public right-of-way. There was no inspection of the interior during the site visit to the building on 12 May 2016.

The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

### 4.0 Historical summary

*More information on the history of Onehunga, Onehunga schools and Onehunga Primary School (former) can be found in Appendix 1*

Onehunga is located on the southern side of Tamaki Makaurau (Auckland isthmus) on the coast of the Manukau Harbour. Onehunga's history is closely tied to its strategic position on the shore of Manukau Harbour. Māori settled in Onehunga due to social obligations and links to the area's natural resources, its proximity to the Manukau Harbour, and its nearby portages to the Waitemata Harbour (via the Tamaki River to the east and the Whau River to the west). New Zealand's first Fencible settlement was established in Onehunga in 1847 due to its extensive views of the harbour to help protect Auckland from the perceived threat of war with Māori. The beach was used to land small vessels, many of whom were unloading sea going vessels moored in the all-tide deep water channel in the harbour. Numerous successful industries—especially timber—were established in the late nineteenth century, making Onehunga rival the Auckland Central (Waitemata Harbour) as the region's largest port.<sup>1</sup>

Waterways were the primary means to contact the outside world for settlers. Although Auckland was the first capital and reasonably close, it was difficult to access due to the lack of formed roads. With the connection of the rail line in 1873, then of the tram line in the early twentieth century, Onehunga was a vital part of the regional economy.<sup>2</sup>

The first purpose-built school in the vibrant settlement of Onehunga was established in 1876 at 83 Selwyn Street. In 1901 the Onehunga Primary School was opened on the site (PAUP 01841, Category A). It was designed by John Mitchell (c.1859-1947) and Robert Watt (1860-1907), who were architects to the Auckland Education Board from 1892 to 1907 (John Farrell took up the role from 1907). The school was in use until 1981 when a replacement building was constructed on the lower section of the site. The Education Board owned the land on the opposite side of Selwyn Street from the school which housed the headmaster's house, and would eventually be used for the manual training buildings (more information on the history of Onehunga Primary School see appendix 1).

In 1900 the introduction of the *Manual and Technical Instruction Act* led to the establishment of manual training for the last two years of primary school. Boys

were offered metalwork and woodwork; girls, cooking, needlework and laundry.<sup>3</sup> Manual training was initially offered at centralized locations often away from the pupils' school and catering to pupils from several schools. A number of purpose built facilities existed including the ones in Newmarket and Richmond Road (see comparative analysis). Students from Onehunga Primary School travelled to the Manual Training Centre in Newmarket and later Otahuhu by train for technical training. However the journey was long and at times the children were unsupervised. The Onehunga Primary School community and parents petitioned the Education Board for manual training to be held in Onehunga.<sup>4</sup>

The petitions worked, and in 1919 plans were drawn up by the Education Board architect John Farrell for the establishment of manual training centers at Onehunga, Vermont Street and Avondale.<sup>5</sup> John Farrell was the architect for the Education Board from 1907 until 1923/24 and is responsible for numerous of school buildings, additions and renovations, and memorials during his tenure. A site was chosen on the grounds of the headmaster's residence opposite the primary school. The land had been in possession of the Education Board since 1882<sup>6</sup> and was the obvious choice for the manual training school. Initial plans were drawn up in 1919 for a single building with two large rooms. The design went through several variations before settling on the finished two building design in 1920 (see appendix 5 for drawings). The Education Board anticipated steady growth in pupils at the manual training centre and the final 1920 plans allowed for future extensions to the buildings to eventually be joined up into a larger complex.



*Figure 1: Onehunga Primary School on Arthur Street, between Selwyn and Onehunga Mall road, Onehunga, Auckland City. The Manual Training buildings can be seen in the foreground. 26 April 1956. Whites Aviation Ltd :Photographs. Ref: WA-41115-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/30115214>.*

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<sup>i</sup> Despite efforts to locate the Vermont Street and Avondale Manual Training buildings for this study, both appear to have been moved or demolished.

Construction commenced in 1921 and the buildings officially opened in August 1922. The cost was reported to be £3825 for the building and £418 for equipment.<sup>7</sup>

*Each building is 42ft. by 25ft. and consists of a main classroom 32ft. by 25ft. with a teachers room, storeroom and porch. Under the boys' school is a large basement for storage purposes. The school which was erected by Mr. H. Camplin, is of brick, finished in cement inside and outside. The ceilings of fibrous plaster, and the roof is of tiles. The front of each building is ornamented with red pressed brick.<sup>8</sup>*

Year 5 and 6 students from Onehunga, Te Papapa, Mount Roskill and Mangere Bridge schools attended the classes for two hours each week; woodwork for the boys and domestic science for the girls.

At the end of WWII changes to the configuration of education in New Zealand saw the splitting off of the last two years of primary school into the newly created intermediate schools. Onehunga Primary School lost year 5 and 6 students in 1943 to Manukau Intermediate,<sup>9</sup> it is unclear if technical training was offered at the new intermediate school or students continued to travel to 82 and 84 Selwyn Street. In 1967 the Onehunga Manual Training School still catered for 464 students from public and private schools<sup>ii, 10</sup> but not Manukau Intermediate.

There were doubts on the continued use of the Onehunga Manual Training Centre after WWII with the land part of a designation for a future railway from Avondale to the main trunk line at Southdown. Auckland was developing quickly and the first motorways were sometime away. An increasing amount of freight was using rail and it was anticipated that passenger numbers would increase. One way of alleviating the potential stress on the Newmarket junction was a new cross city line.<sup>11</sup> The designated route went through the Onehunga Manual Training Centre buildings. The land was designated for railway between 1967 and 1981 (see appendix two).

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<sup>ii</sup> The 1967 roll.

School	Boys	Girls
Waterlea	14	11
Miller Road	14	14
Marcellin College	160	-
Kings School	34	-
Monte Cecilia Convent	-	25
St Joseph's Onehunga	-	45
St Joseph's Otahuhu	-	40
St Therese	-	37
St Mary's	-	45
Holy Cross	-	25
<b>Totals</b>	<b>222</b>	<b>242</b>

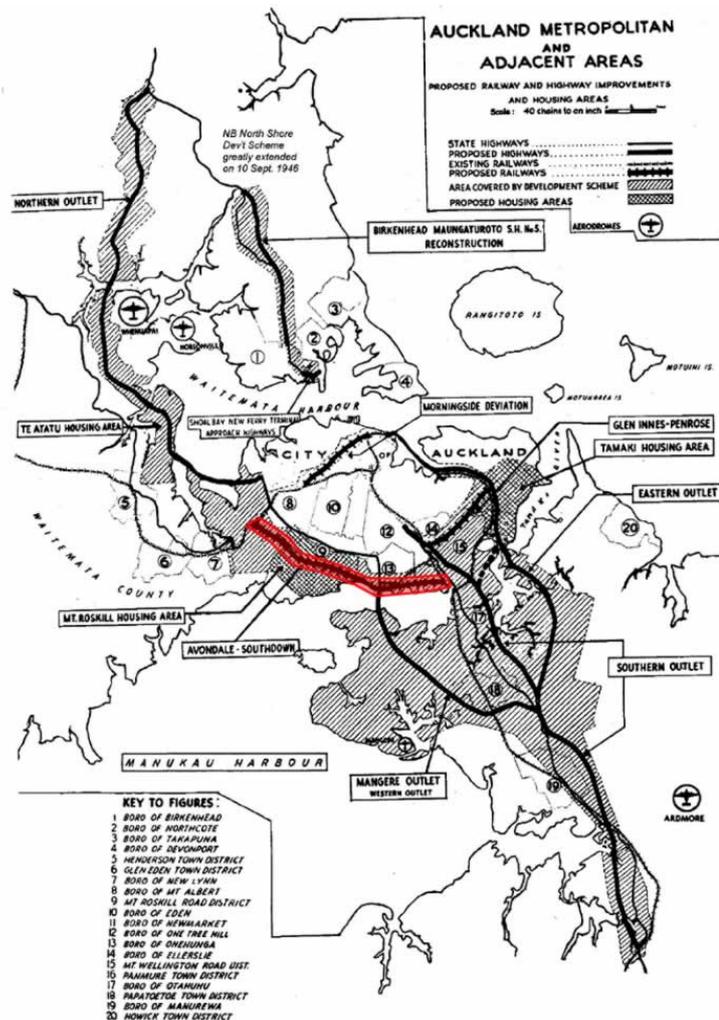


Figure 3: Statutory Regional Plan for Auckland, from MOW (1946).

Figure 2: Map showing railway lines and the proposed Avondale-Southdowns line <http://transportblog.co.nz/tag/avondale-southdown-line/>

In the 1970s the Department of Education undertook a review of their buildings for earthquake risk, including the Onehunga Manual Training buildings which was identified for replacement in 1980/81.<sup>12</sup> Minor works were undertaken in 1971 to strengthen the buildings. By 1977 the roll was declining and the classes at the Centre were mainly being used by schools in the south. In 1980/81 and a more appropriate location for classes was possibly sought at this time. Classes in the buildings ceased in 1981 and the property was set aside for railway purposes for a transfer figure of \$33,000.<sup>13</sup>

Since 1981, New Zealand Railways/KiwiRail has leased the property out. The buildings were used for a number of years for a youth program called STEPS (1984-?), as a foodbank (1992) and as rental accommodation.<sup>14</sup> The 1908 headmaster's villa, behind the manual training buildings was removed from the adjoining site in 2009. There are reports in the 1990s and early 2000s of the property being in poor condition with people living in substandard conditions.<sup>15</sup>

More recently, Amanda Easterbrook has taken on the lease, and both buildings have been renovated. Renovation works started with 82 Selwyn Street and in 2012 84 Selwyn Street was renovated.<sup>16</sup> The work to the exterior has been sympathetically done restoring the buildings to a former state. Alterations to the

interior of the buildings appear to be more substantial including the addition of walls and a mezzanine to make the buildings habitable for residential use.

## 5.0 Physical description



Figure 3: Site plan showing property boundary (Auckland Council Geomaps, 2016)

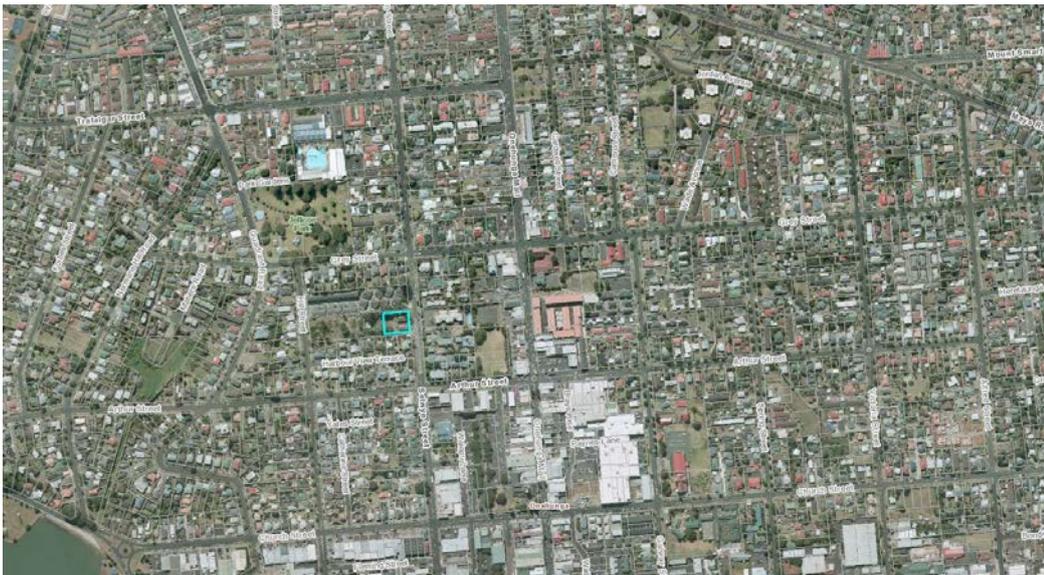


Figure 4: Wider site location Plan (Auckland Council Geomaps, 2016)

The former Onehunga Manual Training buildings are situated on a rectangular section on Selwyn Street (Lot 2 DP 2138) opposite the former Onehunga Primary School. The land was originally part of the larger land parcel Lot 1 DP 2138 which extends from Selwyn Street to Hill Street.

The two buildings are built in double brick and solid rendered finishing in a late Edwardian style with an English bungalow influence. The front porch of the building is fully enclosed. This area originally housed the teacher's room, lavatory and entranceway. The entrance doors are recessed and flanked by pilasters supporting the lintel with the dimensional signage for the boys and girls buildings. The buildings have a paired back style with little ornamentation except the brick detailing on the front façade and signage.

The buildings have a symmetrical design with four sash windows at the front of the buildings; two either side of the front doors. On the sides of the building are five large sash windows which extend almost to the eaves, allowing light to flood into the large classrooms.



Figure 5: Details of the BOYS and GIRLS signs above the doorways (Auckland Council, May 2016)

The roof over the enclosed porch area is obscured by a low parapet. A hip roof extends from the start of the hall, with Dutch gable geometry. Two drain pipes feature on the front of each building, giving the building a functional aesthetic.

Number 82 is elevated higher with a basement below. A door to the basement on the south of the building and air vents all around. There are nine steps leading up to the entrance of 82, with the three steps up to 84. Working plans for the building from 1919 and 1920<sup>17</sup> show that the architects considered positioning the building sideways to Selwyn Street to deal with the slope of the land (see appendix 5 drawings).

**Site:**

The site slopes off to the south down Selwyn Street. There is a low brick wall on the street frontage of 82 and a wire and post fence at 84. Neither fence is original but they are sympathetic to the building's aesthetic. The driveway down the side of 82 leads to car parking at the rear of the buildings. Recently, the property has been landscaped with attractive palms planted either side of the entranceways to the two buildings.

**Interior:**

The interior has not been inspected or assessed as part of this evaluation. However photos viewed online indicate that there have been extensive modifications to the interior including new bathrooms, kitchens, addition of a mezzanine in 84 and a skylight.<sup>18</sup>

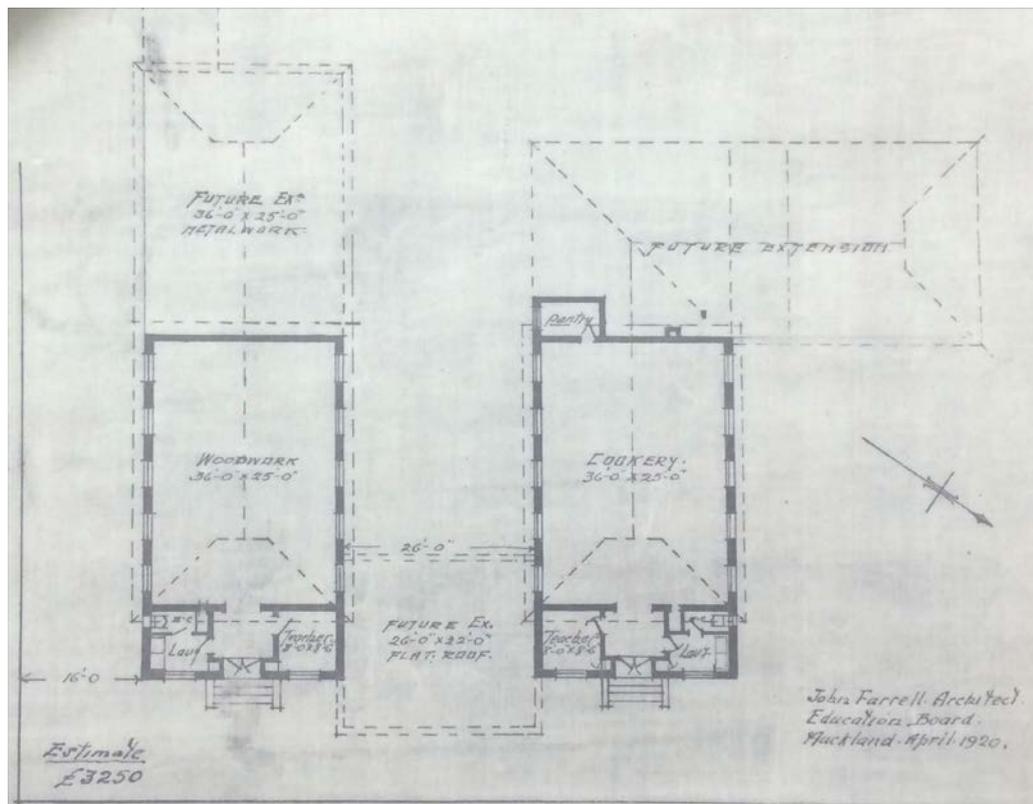


Figure 6: Final drawing by John Farrell in 1920. Shows a plan of the building and possible future extensions. The future extensions were never built. (Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand)

#### Use:

The site is currently leased to Amanda Easterbrook who occupies and runs a business out of 82 and subleases 84 to a design business.<sup>iii</sup>

#### Additions and modifications:

No formal documentation of any additions or modifications to the building has been found in the council files. Although no inspection of the interior has been undertaken for this evaluation, there is evidence of extensive interior modifications.<sup>19</sup> However the building's exterior form has stayed relatively unchanged.

#### Key features:

The key feature of 82 and 84 Selwyn Street, Onehunga is the building exterior which includes:

- The decorative brick façade and plaster render
- Dimensional letters above the door reading "19BOYS20" and "19GIRLS20"
- Location opposite the Onehunga Primary School (former)
- Sash windows and sills
- Entrance steps
- Tiled roof with hipped Dutch gable geometry

<sup>iii</sup> Amada Easter book business is AE <http://a-e.co.nz/>. The business currently subleasing 84 is Humdinger Design <http://www.humdinger.co.nz/news/moving/>

## 6.0 Comparative analysis

### Architect – John Farrell

The two manual training buildings are the work of Architect John Farrell. Farrell was the architect for the Auckland Education Board from 1907 until 1923/1924; designing and overseeing the design of numerous buildings and structures during this time. From 1931 he became the architect for the Auckland Hospital Board. John Farrell was in partnership with his son Raymond Leslie Farrell as the firm J. Farrell and Son, which later became Farrell, Son and Glover.<sup>20</sup> Farrell and later his son made a significant contribution of the architectural landscape of Auckland.

The Onehunga Manual Training buildings are functional in form and would perhaps not be considered exemplars of Farrell's style in comparison to grander buildings (for example the Ponsonby Primary School main building or the now demolished Remuera Primary School). But few other buildings designed by Farrell have been recognised and protected by Auckland Council.

There are six other places known to be designed or adapted by John Farrell that feature on the PAUP historic heritage schedule:



**UPID 01008 – Residence**, 43-45 Queen Street, Northcote Point.  
Constructed in 1926/27 as two storied combined brick shops and dwelling.



**UPID 01062 – War Memorial Gates**, Takapuna Primary School, 23 Auburn Street, Takapuna.  
Constructed in 1923 and possibly attributed to Farrell



**UPID 01214 – Residence**, 25 Kerr Street, Devonport.  
The house was not designed by John Farrell but was his home from 1911 until his death, he made significant modifications to the building

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**UPID 01698 - Beresford Street School (former)**, 14-16 Howe Street, Freemans Bay.

Built in 1907 at the start of Farrell's tenure as architect for the Education Board



**UPID 01896 – War Memorial Gates, Mt Eden Normal Primary School**, 73 Valley Road, Mt Eden.

Constructed in 1924 and possibly attributed to Farrell



**UPID 2707 – Stanley Point School**, 15 Russell Street, Stanley Point

Farrell made alterations to the Stanley Bay Primary School in c.1916 and given the building dates from his time as Education Board Architect it's possible he designed the original, but that is not verified.<sup>iv</sup>

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Despite Farrell's 16 years as Education Board architect few of his school buildings have been identified. Many have probably been demolished to make way for modern school buildings. Another example of Farrell's work for the Education Board not currently protected is Ponsonby Primary School block designed by Farrell in 1920 and built in 1922. This building provides an interesting comparison to the former Onehunga Manual Training buildings as they were both designed by Farrell in 1920. They share brick and concrete construction, tiled roof and elements of design aesthetic albeit the primary school's two storied main building is of a grander scale (figure 7).

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<sup>iv</sup> This building appears in the Council evidence for the PAUP schedule of historic heritage. It was subject to North Shore District Plan, Plan Change 38.

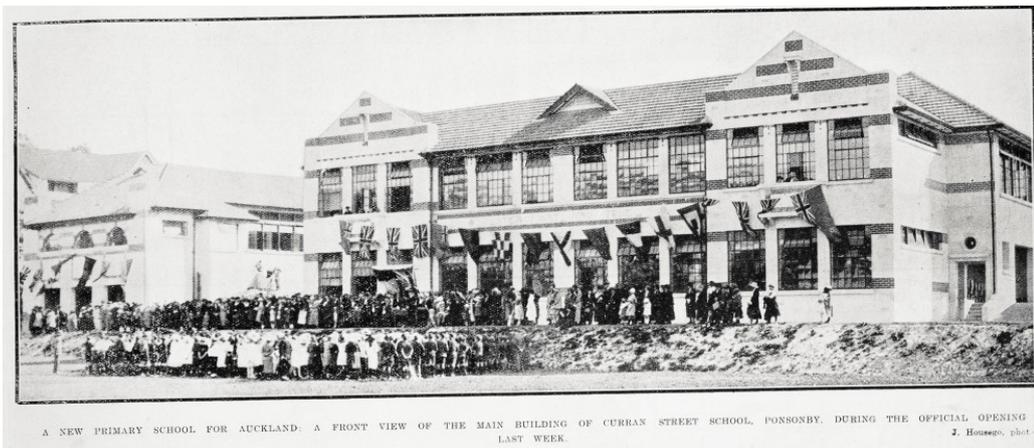


Figure 7: A FRONT VIEW OF THE MAIN BUILDING OF CURRAN STREET SCHOOL, PONSONBY. *Auckland Weekly News*, 12 October 1922. From the Sir George Grey Special Collections, Auckland Libraries, AWNS-19221012-37-2

Farrell designed other manual training buildings during his tenure as architect for the Education Board including two others designed at the same time at Vermont Street and Avondale. Unfortunately these were not relocated for this evaluation and it is highly likely they are no longer in situ. No other manual training buildings design by Farrell during his 16 years as Education Board architect have been located as part of this evaluation, establishing a degree of rarity for the former Onehunga Manual Training Centre.

#### Manual Training building type in Auckland

Manual and technology training in New Zealand was an important development in the education curriculum in New Zealand and still has a place in schools today. In the early years of the implementation of the *Manual and Technical Instruction Act 1900* several manual training centers were built to provide training for year 5 and 6 students in woodworking, metalwork, cooking, laundry and sewing. With the advent of intermediate schools after WWII most technical education was incorporated into the new schools and standalone purpose built Centre's were no longer required. Perhaps consequently few purpose built manual training buildings appear to have survived.

The only other purpose built manual training buildings in Auckland located for this evaluation are; the Newmarket Manual Training School, Seccombes Road, and the manual training building at Richmond Road School. Both were built in 1903 and aesthetically these buildings differ significantly from the Onehunga example which was built 20 years later. Therefore they do not offer an easy comparison.



Figure 8: Richmond Road Primary School and Newmarket Manual Training School.

Although there were other manual training buildings built, few remain and none have been identified from the era of the Onehunga Manual Training Building. The building appears to be a rare example of this building type.

*Other national examples of Manual Training buildings are in appendix 2.*

## 7.0 Significance criteria

### (a) Historical

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

The Onehunga Manual Training Centre (former) has **considerable regional** significance as a school for manual training in Auckland. The *Manual and Technical Instruction Act 1900* saw the establishment of manual and technical training schools all over the country. The introduction of manual training into the curriculum added a practical component to what was inherently a bookish education program.<sup>21</sup> Manual training for year 5 and 6 students continues today but after WWII it was increasingly offered by the newly established intermediate schools. The Onehunga Manual Training Centre (former) is one of a few intact regional examples of a purpose built manual training school.

### (b) Social

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

The Onehunga Manual Training Centre (former) is of **moderate social local** significance. Many students from surrounding areas attended classes at the centre from 1924 until the eventual closure in 1981, and have strong memories of the place, the teachers and the classes they attended there. It is intrinsically linked to the Onehunga Primary School (former) which is protected as a category A place and held in high esteem by the local community.

### (c) Mana whenua

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

The Onehunga Manual Training Centre (former) does not have any known associations with mana whenua, and was not further evaluated under this criterion at this time.

### (d) Knowledge

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

The Onehunga Manual Training Centre (former) has **little** or no significance under this criterion. While the Manual Training Centre has contributed to the historical development of the manual and technical training, it does not possess any particular potential to yield additional knowledge.

### **(e) Technological**

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

The Onehunga Manual Training Centre (former) has **little** or no significance under this criteria.

### **(f) Physical attributes**

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

The Onehunga Manual Training Centre (former) has **considerable** significance as a **regional** example of a manual training building built in the 1920s. This is a rare example of this building type and the work of architect, John Farrell. The building is a paired back example of Farrell's style during his time as architect for the Education Board from 1907-1924. Few purpose built manual training buildings have survived and no known examples built during the 1920s.

### **(g) Aesthetic**

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

The Onehunga Manual Training Centre (former) has **moderate local** significance under this criterion. The design is distinctive, and the buildings stand out among the surrounding single-family residences and the school opposite. However it is not a major visual or aesthetic landmark.

### **(h) Context**

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

The Onehunga Manual Training Centre (former) is located on its original site with curtilage unchanged since it was built in 1921/22. The Centre is opposite Onehunga's first public school, Onehunga Primary School (former) (PAUP UPID 01841) and occupies the site which has been used for educational purpose since 1882. As a part of a collection of physical remnants of the educational history Onehunga starting in the late 1900s and continuing today it has **considerable local** significance.

## **8.0 Statement of significance**

The Onehunga Manual Training Centre (former) has considerable historical value as an example of a manual training school in Auckland servicing Onehunga and wider communities for approximately 60 years. Although most students would have attended manual training after the *Manual and Technical Instruction Act 1900* was enacted few of these purpose built facilities remain in the Auckland Region. The paired back functional style of the building using decorative brick and plaster work are good examples of the style of architect John Farrell, who was the Education Board architect from 1907-1924. During Farrell's time as Education Board architect he design numerous buildings, alteration and monuments but few

of these have been protected and none of this rare building type. There is considerable local significance to the physical landscape of the Onehunga Manual Training Centre opposite Onehunga Primary School (former) together they form the physical remnants of an educational history of Onehunga.

## 9.0 Extent of the place for scheduling

The extent of the place for scheduling includes all the land described as Lot 2 DP 21383 and the buildings known as the Onehunga Manual Training Centre (former).

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.



## 10.0 Recommendations

Based on the proceeding evaluation, the Onehunga Manual Training Centre (former), at 82 & 84 Selwyn Street, Onehunga meets the threshold for scheduled historic heritage places as a Category B Historic Heritage Place.

- The heritage values that meet the threshold of considerable include historical, physical attributes and context.
- Overall significance of the building is considerable.
- The recommended extent of place is defined in section 9.0 above.

## 11.0 Table of Historic Heritage Values

Significance (A-H)	Criteria	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical		Considerable	Regional
B- Social		Moderate	Local
C- Mana Whenua		n/a	
D- Knowledge		Little	
E- Technological		Little	
F- Physical Attributes		Considerable	Regional
G- Aesthetic		Moderate	Local
H- Context		Considerable	Local

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**\*Levels of significance or value:**

**Exceptional:** of outstanding importance and interest; retention of the identified value(s)/significance is essential.

**Considerable:** of great importance and interest; retention of the identified value(s)/significance is very important.

**Moderate:** of some importance and interest; retention of the identified value(s)/significance is desirable.

**Little:** of limited importance and interest.

**NA/None:** none identified

## 11.0 Overall Significance

<b>Place Name and/or Description</b>	Onehunga Manual Training Centre (former)
<b>Category</b>	B
<b>Primary Feature</b>	Former girls and boys manual training buildings
<b>Known Heritage Values</b>	A,F,H
<b>Extent of Place</b>	
<b>Exclusions</b>	Interiors of building (s).
<b>Additional Controls for Archaeological Sites or Features</b>	N/A
<b>Place of Maori Interest or Significance</b>	N/A

## 12.0 Previous evaluations

Auckland City Council identified the Onehunga Manual Training Centre for possible heritage protection in 2006. An evaluation was undertaken at the time

but the buildings did not meet the threshold for scheduling under the Auckland City Council, Isthmus District Plan. At the time of this evaluation the architect of the buildings had not been established and the overall method of evaluation differs from that laid out in the Proposed Auckland Unitary Plan.

**Author (and position)**

Anna Boyer, Heritage Information Advisor

**Date**

June 2016

**Reviewer**

Cara Francesco (Principal Specialist Built Heritage - Policy)

## **Appendices**

- Appendix 1 Historical research
- Appendix 2 Supplementary research
- Appendix 3 Certificate of title and deposited plans
- Appendix 4 Photographs
- Appendix 5 Drawings

## Appendix 1 Historic research

### Historical Summary by Lisa Truttman

ACCESS →

#### Historical Summary

##### 82-82 Selwyn Street, Onehunga, former Onehunga Manual Training School

These two brick buildings were completed in 1920, and were part of the education policy of the time to offer pupils in Standards 5 and 6 the opportunity of attending classes in subjects such as woodworking and metalwork (for boys) and cooking and homecraft (for girls). Up until 1979, these buildings are listed in postal and business directories as being a manual training school <sup>(1)</sup>, which is interesting as other schools lost these classes in their own purpose-built facilities once "decapitated" or losing the top two Standards classes to the new Intermediate schools appearing at the close of World War 2 and after. In Onehunga's case, Manukau Intermediate in 1943 took up Standards 5 and 6 from Onehunga Primary School in 1943. <sup>(2)</sup>

At present, the two buildings appear to be rental accommodation <sup>(3)</sup>. Another unusual aspect to this property is that there is no known certificate of title. A search at the Department of Land Information turned up only a deposited plan from 1928, showing the two buildings each marked as "school", <sup>(4)</sup> and two NZ Gazette notices from 1967 and 1981, referring to the land taken for the purposes of the Avondale-Onehunga-Southdown Railway (a planned railway link with the Western railway line that has, to date, not commenced). A 1981 map showing the Onehunga Borough Council District Scheme clearly shows the line of properties marked out as the proposed route for this rail link <sup>(5)</sup>.

The Manual and Technical Instruction Act 1900 set up manual training centres for the last two years of primary school education (former Standards 5 and 6). <sup>(6)</sup> Technical High Schools were set up in each main centre, and over the course of the next 30 years purpose-built facilities were constructed at or near primary schools in the Auckland area, taking in pupils from surrounding schools.

"over the road, woodworking and cooking rooms were constructed. These brought to an end the popular train trips to Manual Training at Otahuhu." <sup>(7)</sup>

"The manual training course in standards 5 and 6, under the guidance of Mr. Thomas at the time, gave us much pleasure and satisfaction. After 40 years I have still retained odd pieces of household gadgetry manufactured in those Woodwork periods." <sup>(8)</sup>

In my experience with Avondale Primary's history, past pupils of these manual training schools have fond and clear memories of their time in the classes, and off the teachers. One former pupil wrote a poem, published in 1993, <sup>(9)</sup> of her time being taught by a Miss Leach:

"A spinster she, so strict and stern, it was her job to teach. /She'd rattle off, four spoons, several knives, a cup and some dishes./ You'll need all these so hurry up, but we'd forget her wishes."

The buildings are reasonably well-preserved, and their site still means they are a local landmark today. However, they may not have passed the earthquake proofing tests undertaken by the Department of Education in the 1970s, as the land had already been taken for railway purposes by then. Also, should the proposed rail link eventuate, it is doubtful whether these two buildings could be preserved.

Further information on the buildings, their architect/builder and exact time of construction (with the view to sighting any local news stories of the time), could be sought from National Archives, if it was felt that these buildings warranted further research.

Notes:

1. Directories, 1945 to 1979, Auckland Research Centre. Sighted 10 September 2004.
2. Onehunga Primary School Centennial booklet, 1973.
3. Observation made on site visit, 7 June 2004.
4. Deposited Plan 21383, 29 March 1928
5. Borough of Onehunga District Scheme – approved second review July 1981, map prepared by Murray-Norton Partners Ltd, map held in Onehunga Public Library).
6. "Technology: Flogging a dead horse or beating the odds?", Brent Mawson, unknown date, from [www.ace.ac.nz/learning/tech/articles/a1.asp](http://www.ace.ac.nz/learning/tech/articles/a1.asp), sighted 12 September 2004.
7. "A short history of the Onehunga Primary School", Onehunga Primary School Centennial booklet 1973, p.8
8. "Some memories of the 20s", Fred V. Brittain, Onehunga Primary School Centennial booklet 1973, p.32
9. from *Untold Stories of Onehunga*, compiled by Norine Borchard, 1993, p. 69

Excerpts from Onehunga Heritage Survey: context statement 2013  
Historical Overview

Onehunga Heritage Survey HCS



**Figure 2: Map of Auckland showing the location of Onehunga.**  
Auckland Council GIS Viewer (2013)

Historical Overview

Onehunga is located on the southern side of Tamaki Makaurau (Auckland isthmus) on the coast of the Manukau Harbour (Figure 2). Onehunga's history is closely tied to its strategic position on the shore of Manukau Harbour. Māori settled in Onehunga due to social obligations and links to the area's natural resources, its proximity to the Manukau Harbour, and its nearby portages to the Waitemata Harbour (via the Tamaki River to the east and the Whau River to the west). New Zealand's first Fencible settlement was established in Onehunga in 1847 due to its extensive views of the harbour to help protect Auckland from the perceived threat of war with Māori. The beach was used to land small vessels, many of whom were unloading sea going vessels moored in the all-tide deep water channel in the harbour. An all tide wharf was established by building of a jetty from the end of "Wharf Street" (now Gloucester Park Road) by 1860 To allow for customs revenues to be collected, the 'port' was legally defined as two areas – the beach and this jetty. The jetty was used as a major transportation hub during the New Zealand Wars of the 1860s by the government while the more informal trading relationships were effectively ended.

Numerous successful industries—especially timber—were established in the late nineteenth century, making Onehunga rival the Auckland Central Business District (CBD) (Waitemata Harbour) as the region's largest port. Strategically, Onehunga was closer to Australia and this advantage made the settlement a serious contender for investment.

Waterways were the primary means to contact the outside world for settlers. Although Auckland was the first capital and reasonably close, it was difficult to access due to the lack of formed roads. With the connection of the rail line in 1873, then of the tram line in the early twentieth century, Onehunga was a vital part of the regional economy. With the development

December 2013 version 6

4

of roads and motor transport later in the century, the importance of the port steadily declined. This sequence of changes combined with the physically treacherous nature of the harbour (due to sand banks and channels) eventually relegated the area to the role of industry and services provider to the rest of the region.

Onehunga has continued to be an important industrial centre, with a significant proportion of Pacific Island and (more recently) Asian migrants living and working in the area. Projects focussing on the main street and the foreshore area are rejuvenating parts of Onehunga, making it an increasingly popular place to live, due to its proximity to the Auckland CBD through the reinstated rail link, the airport, and Maungakiekie (One Tree Hill).<sup>1</sup>

#### Summary of Significant Themes

The *Onehunga Historic Context Statement* adopts a thematic approach to present the historical development of the area. It is organised into six themes, based on those developed in the *North Shore Heritage Thematic Review Report*.<sup>2</sup> Each theme has been researched using a wide variety of sources from Auckland local libraries and public archives. A primary goal was to link each theme with physical remnants in the present-day Onehunga landscape.

- **Land and People:** The geology of the area, the natural resources and stages of settlement are explored in this theme. The Onehunga landscape is characterised by lava flows and ash from Maungakiekie and Rarotonga (Mount Smart), which have resulted in lava caves, fresh water springs, abundant rock scoria, and rich fertile soils. The harbour was a significant natural resource for settlers, providing fish and shellfish, as well as timber and agriculture. Human settlement in and around the area is divided into five stages: Māori settlement (from 1300s), early European contact (1820-1840s), Fencible settlement leading to formal European occupation (1847-1864), the establishment of the Onehunga Borough (1877-1920s), and lastly modern Onehunga (1930s-present). A significant modern trend of the Onehunga population mix has been the influx of migrants, for example, Pacific Island peoples from the 1960s. *Heritage places associated with this theme include archaeological sites associated with pre-1900 human activity<sup>3</sup>, post-1900 sites of significant value to the community, reserves with significant ecological values, and significant geological features. Sites still to be identified may include natural heritage places and sites of significance to mana whenua.*
- **Government:** The earliest governance of this area came from political affiliations between Ngati Whātua and affiliated hapu. Occupation of Maungakiekie and the surrounding land and harbour area, from Puketapapa to Te Karetū, was consolidated with an enormous fortified settlement, the pa of Maungakiekie, with strategic importance over Tamaki, Manukau and the various tracks and portages that covered the area. The area of the northern shore of Manukau was a strategic and political centre for Māori. European occupiers recognised the defensive and resource-rich nature of this area and based their political system here - Fencible governance

<sup>1</sup> Jane Binsley, "Onehunga," *New Zealand Herald* (16 November 2002); Josie Stanford, "Onehunga is on the up," *New Zealand Today* (20 January 2013), accessed at <http://iheartnz.co.nz/2013/01/20/onehunga-is-on-the-up/>.

<sup>2</sup> Tania Mace and Russell Gibb, *North Shore Heritage: A Thematic History of the North Shore* (Auckland: Auckland Council, 2011).

<sup>3</sup> These places are managed by the Historic Places Act 1993.

## Excerpts from Onehunga Heritage Survey: context statement 2013

### Education

#### Ways of life: Education

Onehunga Heritage Survey HCS

### **6.2 Education**

Up until 1873, educating the children of Onehunga was managed separately by the Anglican and Catholic churches respectively. In 1847, St Peters Anglican Church paid Mr Lusk £40 a year to teach children, but he resigned by the end of the year as he felt the pay was not enough.<sup>490</sup> From 1847 to 1854 Miss Sophie Bates, who had been Mr Lusk's assistant and was also the town's postmistress, took over the classes.<sup>491</sup> In 1852, a small stone schoolhouse was also established just north of and next to St Peters Anglican Church (no longer extant).<sup>492</sup> Mr Swinburn was head master and taught the senior school, while Miss Bates taught the junior school. By this time, there were 48 senior children and 47 junior children.<sup>493</sup> In 1866, there were 73 children, now taught by Mr Moore and Miss Baylis. The stone school was in constant use for 50 years before a new parish hall was built in Queen Street (Onehunga Mall). It was used not only as a school (1855-1876) and church building, but also for the library (1854), Oddfellows Lodge (from 1858), Onehunga Ladies' Benevolent Society (from 1863), the Freemasons (from 1865), Foresters Lodge (from 1878), Library (1878), Good Templars (from 1880), the Onehunga Band (from 1885), a private school (from 1886), Young Men's Club (1895), and the Rechabites hall (from 1898).<sup>494</sup>

Father Seon of the Catholic church held classes during this time in his whare. In July 1848, a school room was built, which was also used as a temporary chapel. There were 31 male and 23 female students.<sup>495</sup> By 1854, classes were being held at St Mary's Church.<sup>496</sup> The first convent Catholic school was established in 1864 in a double unit pensioner's cottage in Galway Street.<sup>497</sup> It was soon realised that the building was too small, so a new convent made of kauri was built later on Church Street. It was later altered and enlarged and continued to be used until 1960 when it was demolished and replaced with a new building.<sup>498</sup> Once the new St Mary's Church was built in 1889, classes were held there as they had been at the old church. In 1924, a new Catholic school was opened, under Monsignor William Henry Mahoney, who was the first New Zealand-born person to be ordained into the priesthood.<sup>499</sup> The school was located in Church Street East. It was demolished in 1984 as it was considered an earthquake risk.<sup>500</sup>

There were also many private schools, such as the Onehunga Young Ladies' School and Reverend George Brown's school in the blockhouse from 1870 to 1875.<sup>501</sup> Despite these, during the nineteenth century many children in Onehunga received no education at all.<sup>502</sup> A turning point came with the passing of the Education Act in 1872 by the Auckland Provincial Council and then the Education Act of 1877 passed by the New Zealand government. These Acts established free, secular and compulsory education for all children and passed over

<sup>490</sup> Soar, p. 6.

<sup>491</sup> Onehunga Primary School Committee, *Onehunga Primary School: Centennial 1873-1973* (Onehunga: Onehunga Soar Printing, Onehunga, 1973), p. 6.

<sup>492</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 6; The New Zealand Fencible Society, *The Royal New Zealand Fencibles 1847-1852*, p. 42.

<sup>493</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 6.

<sup>494</sup> Soar, p. 32.

<sup>495</sup> The New Zealand Fencible Society, *The Royal New Zealand Fencibles 1847-1852*, p. 40.

<sup>496</sup> Mogford (1977), p. 68.

<sup>497</sup> Ibid.

<sup>498</sup> Ibid.

<sup>499</sup> Ibid., p. 69.

<sup>500</sup> Borchart (2004), p. 81.

<sup>501</sup> Mogford (1977), p. 74.

<sup>502</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 7.

administration of this to the Central Board of Education.<sup>503</sup> Churches were no longer in charge of the education of the children of Onehunga. The stone school house by the Anglican Church was rented from the church, making Onehunga the eleventh Auckland school to be established by the Auckland Education Board.<sup>504</sup> The school opened with 152 students, including 29 girls.<sup>505</sup>

The first purpose-built school in Onehunga was established in 1876 at 83 Selwyn Street.<sup>506</sup> In 1897 Onehunga became the first public school to form a Cadet Corp for boys aged 15 years and older.<sup>507</sup>

On 20 November 1901, the Onehunga Primary School building, built of kauri, opened. The new school building was constructed by G. M. Handcock for £2374, with an additional £60 for the belfry.<sup>508</sup> It was designed by John Mitchell (c.1859-1947) and Robert Watt (1860-1907), who were architects to the Auckland Education Board from 1892 to 1907. Mitchell and Watt designed many schools in the Auckland and Waikato districts, including the former Bayfield School, Herne Bay (Record no. 112, Category I historic place), and produced grand formal compositions in their larger commissions.<sup>509</sup> Their designs are held to represent an important phase in the architectural development of school buildings in New Zealand.<sup>510</sup>

The Onehunga Primary School building served its original purpose for 80 years, until a replacement building was constructed on the lower part of the site in 1981.<sup>511</sup> The timber building is now used as the Onehunga Community House, hired out for use by various community groups. It is scheduled as a Category A historic heritage place (UID 1841), and is significant as the work of Mitchell and Watt.

In the early 1920s, a concrete building was erected at Onehunga Primary School, and, over the road, woodwork and cooking rooms (Manual Buildings) were constructed. By this time, the roll was between 700 and 800. In 1936, there were 806 children. By September 1943, the school roll of Onehunga Primary School was 501. In June 1945, it was 522 and in 1947, it was 529. In 1961, the large trees (probably macrocarpa) on the Selwyn Street boundary were cut down as their roots were making the sealed areas uneven<sup>512</sup> and the stumps remain today. In 1973, Onehunga Primary School had 370 children.

<sup>503</sup> Mogford (1977), p. 75; *Onehunga Primary School: Centennial 1873-1973*, p. 7.

<sup>504</sup> The New Zealand Fencible Society, *The Royal New Zealand Fencibles 1847-1852*, p. 43.

<sup>505</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 7.

<sup>506</sup> The New Zealand Fencible Society, *The Royal New Zealand Fencibles 1847-1852*, p. 43.

<sup>507</sup> *Onehunga Primary School: Centennial 1873-1973*, pp. 7 and 24; Mogford (1977), p. 76.

<sup>508</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 6.

<sup>509</sup> Mitchell and Watts designed Te Mata School in 1905 and Maungatautari in the same year. They ran a private practice, designing non-educational buildings such as the Mt Eden Congregational Church in 1900 (now known as St James Presbyterian Church). Watt designed the Leys Institute in Ponsonby in 1905-6 (Record no. 613, Category I historic place); New Zealand Historic Places Trust, 'Application for Nomination for the National Register', c.1993, NZHPT file BDG 383, Part A 8.1-8.4.

<sup>510</sup> Salmond Reed Architects, 'Former Onehunga Primary School, Draft Heritage Assessment' (2002), pp. 17-18.

<sup>511</sup> Salmond Reed Architects, p. 15; Lucy Mackintosh, 'Onehunga Primary School (former)', New Zealand Historic Places Trust Registration Report (2010), accessed at <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=7109>.

<sup>512</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 11.



**Figure 46: Opening day at Onehunga Primary School, 20 November 1901.**

Simpson Auckland Weekly (1901)

Sir George Grey Special Collections, Auckland Libraries, 7-A4300



**Figure 47: Former Onehunga Primary School building today.**

Photo by David Bade, Auckland Council (30 September 2013)

A secondary school was also established on the site of Onehunga Primary School in July 1903, with 90 students. However, there was a lack of space – 51 were on the waiting list by September of the same year.<sup>513</sup> Because the High School was stretched over its capacity, it

<sup>513</sup> Ibid., p. 8.

was closed in 1911, and children in Onehunga instead went to Grammar Schools elsewhere in Auckland.<sup>514</sup> On 9 April 1913, the Te Papapa Primary School was opened on Mount Smart Road, taking pressure off Onehunga Primary School.<sup>515</sup> 156 pupils enrolled in its first year. It was demolished in 1984 and replaced with new buildings.<sup>516</sup>

In 1925, Onehunga Free Kindergarten, known as Cuthbert Kindergarten, was established at 17a Cameron Street, costing £7,700 to build.<sup>517</sup> In 1943, Onehunga (later called Manukau and now Royal Oak) Intermediate School was established in Trafalgar Street.<sup>518</sup> It was on the site of the old Onehunga Zoo, which had formerly been the land of G.O. Ormsby, which is discussed in another theme chapter. In 1958, Marcellin College was opened on Mount Albert Road, Royal Oak, with a roll of 438.<sup>519</sup>

Onehunga High School was established in 1959 on Pleasant Street, on land formerly used for the Onehunga Gas Works. By 1977, it had over 1,000 pupils.<sup>520</sup> From the 1980s, both the Primary and High schools became increasingly more multicultural due to the influx of Polynesian immigrants.<sup>521</sup>

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<sup>514</sup> Mogford (1977), p. 76.

<sup>515</sup> *Ibid.*, p. 8.

<sup>516</sup> Borchard (1993), p. 67.

<sup>517</sup> Judith Duncan, *Leaders in Education since 1908: Moving with the times: 100 years of the Auckland Kindergarten Association* (Auckland: Auckland Kindergarten Association, 2008), p. 33.

<sup>518</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 10.

<sup>519</sup> Borchard (2004), p. 68.

<sup>520</sup> Onehunga High School, "School Background," accessed at [http://www.ohs.school.nz/school\\_information/school\\_information/school\\_background.cfm](http://www.ohs.school.nz/school_information/school_information/school_background.cfm)

<sup>521</sup> *Onehunga Primary School: Centennial 1873-1973*, p. 15; Onehunga High School, "School Background," accessed at [http://www.ohs.school.nz/school\\_information/school\\_information/school\\_background.cfm](http://www.ohs.school.nz/school_information/school_information/school_background.cfm).

#### 4.0 Historical summary

**\*PLEASE SEE APPENDIX 1, 2 AND 3 FOR DETAILED AND REFERENCED HISTORIC OVERVIEW**

The Onehunga Primary School (former) at 83 Selwyn Street, Onehunga, is a regionally notable and representative example of a large, intact, particularly ornate, late Victorian school building, and has been a prominent landmark in Onehunga.

Despite the Anglican, Catholic, and various small private schools, during the nineteenth century, many children in Onehunga received no education at all. A turning point came with the passing of the Education Act (1877) by the New Zealand government which established free, secular and compulsory education for all children. The stone school house at the Anglican church was rented from the church, making Onehunga the eleventh Auckland school to be established by the Auckland Education Board. The school opened with 152 students, including 29 girls.

In 1898, the Auckland Education Board purchased land on the corner of Selwyn and Arthur Streets to accommodate a building for younger elementary students. In 1901 tenders were called for the erection of a new building on more elevated ground within the same property. The new school building was constructed by G. M. Handcock for the cost of £2374, with an additional £60 for the belfry. It was designed by John Mitchell (c.1859-1947) and Robert Watt (1860-1907), who were architects for the Auckland Education Board from 1892 to 1907. Mitchell and Watt designed many schools in the Auckland and Waikato districts, including the former Bayfield School, Herne Bay (NZHPT record no. 112, Category I historic place), and produced grand formal compositions in their larger commissions. Their designs are held to represent an important phase in the architectural development of school buildings in New Zealand.

The building was officially opened by the Mayor of Onehunga, Mr. Sutherland, on 20th November, 1901. The building served its original purpose for 80 years (also being the district high school from 1903-1911), until a replacement building was constructed on an adjacent site in 1981. During its use as a school, minor modifications were made to the building, mainly to cope with overcrowding.

With the establishment of the modern school, the Education Board intended to demolish the building. This caused a stir in the community - public meetings were held and newspaper articles encouraged the community get behind protecting the building. Consequently, in 1982 Onehunga Community House Incorporated was established.

Since then the building has been known as the Onehunga Community House, and has been leased from the Education Board by a committee that has operated it as a venue for community and recreational activities. By the late 1990s-2000s the building was in a rundown condition and again the Education Board voiced ideas to demolish the building and subdivide the property. The Auckland City Council did not have the funds to purchase it. As had been the case in 1980, the community banded around the building and funds were raised to restore it. The building was extensively restored externally and internally between 2005 and 2007. This work included the reconstruction of lost decorative features (including the belfry). Numerous chattels relating to its earlier use as a school still remain. The museum (Room 3) has an extensive collection of historical documents and objects relating to the school including school committee minute books. The building currently remains in community use (2013).

## Appendix 2 Supplementary research

### Examples of manual training buildings in Auckland



Newmarket Manual training building.

Built in 1903 on the corner of Mortimer's Pass and Broadway. It was moved to its current location on Seccombes Road, Newmarket in 1925.



Richmond Road Manual Training Centre

Built in 1903 at Richmond Road School, Grey Lynn. The building is still part of the primary school and houses Samoan/English Ropu.<sup>23</sup>

An image of the interior can be viewed here:  
[http://www.aucklandmuseum.com/collection/object/am\\_library-photography-46954](http://www.aucklandmuseum.com/collection/object/am_library-photography-46954)

Examples of Manual Training buildings from around the country

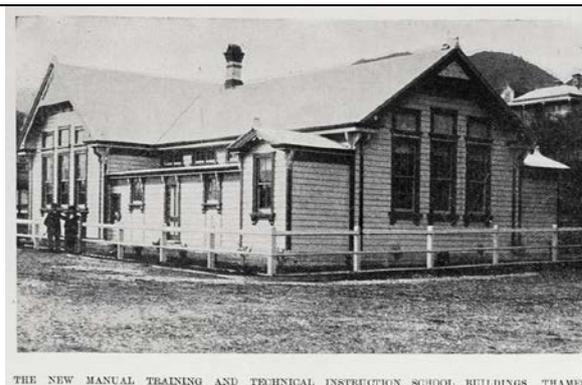


Helensville Manual Training and Technical School, 1912.

Sir George Grey Special Collections, Auckland Libraries

Reference: [35-R577](#)

Photograph by Frederick George Radcliffe

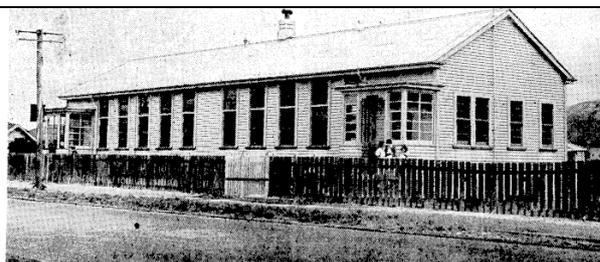


Thames Manual Training and technical Instruction School building, 1905.

Sir George Grey Special Collections, Auckland Libraries,

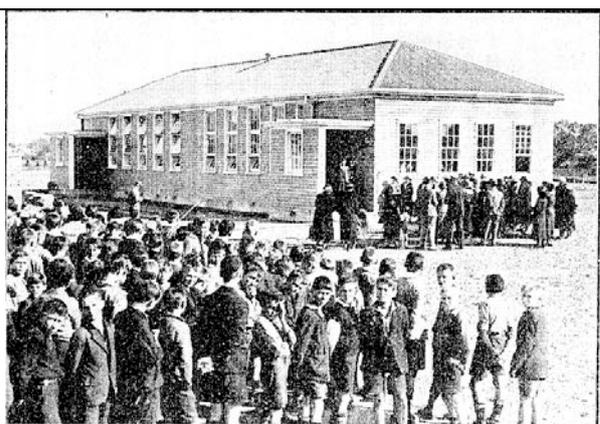
Reference: [AWNS-19050824-11-1](#)

Taken from the supplement to the Auckland Weekly News 24 AUGUST 1905 p011



Manual training centre building: at the Miramar South, Wellington

[Evening Post, Volume CXXVII, Issue 91, 19 April 1939, Page 7](#)



Manual technical department at Shirley Intermediate School, Christchurch.

[Press, Volume LXXI, Issue 21452, 18 April 1935, Page 22](#)

Gazette notices showing the land taken for railway purpose

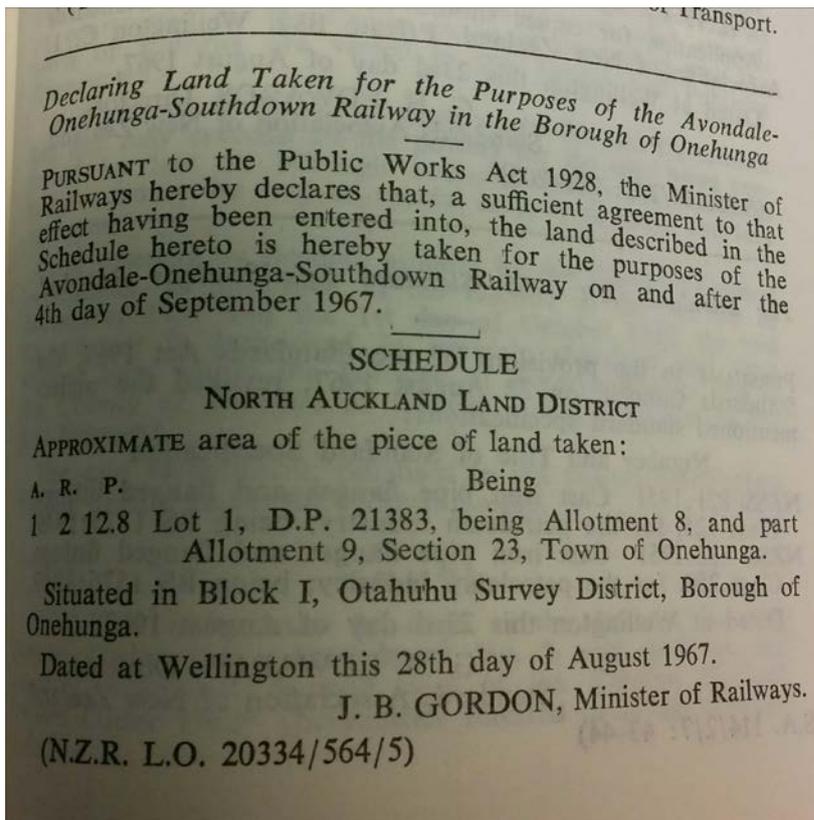


Figure 9: New Zealand Gazette 1967 p1463

*Declaring Land Taken for State Primary Schools in the  
Auckland Education District*

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works and Development hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken, subject as to the land secondly described to the railway middle line defined in proclamation 13576, North Auckland Land Registry, for State primary schools from and after the 23rd day of September 1974.

**SCHEDULE**

**NORTH AUCKLAND LAND DISTRICT**

ALL those pieces of land situated in North Auckland R.D. described as follows:

A. R. P. Being  
C 1 19.5 Part Allotment 11 of Section 10, Suburbs of Auckland, D.P. 1866.

A. R. P. Being  
O 3 3.4 Lots 3, 4, and 5 and part Lots 1 and 2, D.P. 17603; as shown on plan M.O.W. 102881 (S.O. 29943) deposited in the office of the Minister of Works and Development at Wellington, and thereon coloured red. *Gazette*, No. 121, 28 September 1939, p. 2571. Block XVI, Waitemata Survey District (Kowhai Intermediate School, Mount Albert Borough).  
O 1 26.1 Lot 2, D.P. 21383. Balance certificate of title No. 2D/830, North Auckland Land Registry. Block I, Otahuhu Survey District (Onehunga Manual Training Centre, Onehunga Borough).

Dated at Wellington this 5th day of September 1974.

A. J. FAULKNER, Minister of Works and Development.

(P.W. 31/115/7/4; Ak. D.O. 23/5/0)

Figure 10: New Zealand Gazette 1976 p1974/1975

*Declaring Land Taken for State Primary School at Onehunga  
Now Set Apart for Railway Purposes*

PURSUANT to section 25 of the Public Works Act 1928, the Minister of Railways hereby declares the land described in the Schedule hereto to be set apart, subject to Middle Line Proclamation 13576, for railway purposes from and after the 10th day of August 1981.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—ONEHUNGA BOROUGH

ALL that piece of land described as follows:

Area m <sup>2</sup>	Being
1672 (1r 26.1p)	Lot 2, D.P. 21383, being all the land thirdly comprised and described in <i>Gazette</i> , 1974, p. 1976, G.N. 310147.1, and being the balance of the land in certificate of title No. 2D/830, subject to Middle Line Proclamation 13576.

Situated in Block I, Otahuhu Survey District.

Dated at Wellington this 27th day of July 1981.

A. G. MALCOLM, for Minister of Railways.

(N.Z.R. L.O. 20334/619/9)

Figure 11: New Zealand Gazette 1981 p2183



Reference:  
Prior C/T. 26/152

Transfer No. 3634  
N/G. Order No. D.42 (Conversion)



Land and Deeds 69

No. 20/830

# REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of April one thousand nine hundred and sixty-five under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE EDUCATION BOARD OF THE DISTRICT OF AUCKLAND

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 acre 3 roods 38.9 perches more or less being Lots 1 and 2 Plan 21383 and being Allotments 8 and 9 of Section 23 Town of Onehunga.



*Pauline*  
Assistant Land Registrar.

METRIC AREA IS 2068m<sup>2</sup>  
8068m<sup>2</sup>  
Conversion Factors:  
1.000 = 40.4686m<sup>2</sup>  
1 Perch = 40.4686m<sup>2</sup>  
1 Link = 2012 metres

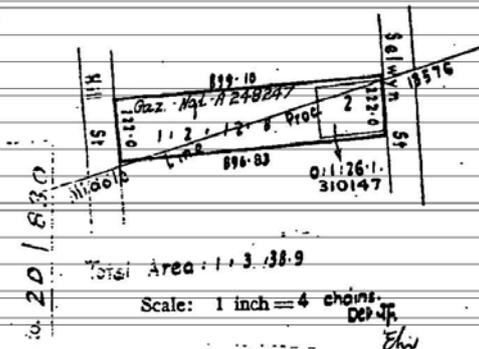
Proclamation 13576 defining middle line of railway. Entered 30.10.1952 at 10.0 o'clock.

*Pauline*  
A 248207 Gazette Notice declaring Part (1) of A.R. 12.2.P. to be taken for railway. Entered 26.9.1967 at 9.0 o'clock. (Lot 1 Plan 21383)

*Pauline*  
310147:1 Gazette Notice declaring the residues to be taken for State primary schools from with the 23 Allotments 1974. (Subject to plan 19576) 16-10-1974 at 10.10 o'clock. *J. J. J.*

Onehunga Borough

*Pauline*  
B110147  
J.J.J.



- Cancelled -

15,000/3/65-69/108 W

Figure 13: Certificate of title NA 2D/830.

NEW ZEALAND

[CERTIFICATE OF TITLE.]

(C)



Register Book,

Vol. 46 Folio 159

Pursuant to Memorandum of Transfer from Alexander Grant a transfer of the Education Board of the District of Auckland in the District of Auckland as was made of our title in the said District of Auckland in the name of our Clerk in full complete subject to such conditions as are set forth by memorial underwritten or endorsed hereon in that part of land situated in the Parish of Morningside in the County of Auckland the said District containing by admeasurement two acres more or less being allotment eight and a half of Section twenty three of the Town of Auckland as the same is shown in the plan drawn on the subject hereon and subject to the full and free right liberty and licence for the said Board to enclose and assign areas for the use being of said allotments numbers eight and nine as their Teachers agents and servants from time to time and at all times for use hereafter at or their will or pleasure by night and by day from the South Western side of the Wall one day upon allotment number six of said section number twenty three and under the South Eastern boundary thereof to the same and every way at all times water from the said Wall without which as to quantity the said allotment number six being bounded toward the North East by a road two hundred and twenty three links or the South East by allotment number nine of said Section and forty eight links towards the South East by allotment number five of said Section number twenty three two hundred and twenty three links and towards the North West by allotment number three of said section number twenty three four hundred and forty eight links if respectively granted the fifth day of November 1853 under the hand of Sir George Grey K. C. B. Governor of New Zealand to Henry Huxley in witness whereof I have hereunto signed my name and affixed my seal this fourteenth day of February one thousand eight hundred and eighty three

Signed in the presence of  
*[Signature]*  
 Registrar  
 this 14<sup>th</sup> day of February 1883

*[Signature]*  
 Michael David Sigahar  
 of the District of Auckland



Scale, 2 chains to an inch.  
 Surveyed by \_\_\_\_\_  
 Chief Surveyor: \_\_\_\_\_  
 Draughtsman: \_\_\_\_\_

Release of easement relating to water produced the 25<sup>th</sup> September 1900 at 2.35 p.m.  
*[Signature]*  
 Proclamation 13576 defining middle line of railway entered 30/1/1952 at 10am was cancelled and 69 2D/830 issued Sec D. 42 *[Signature]*

Figure 14: Certificate of title NA 26/159

## Appendix 4 Photographs



Figure15: Photos of the buildings, May 2016

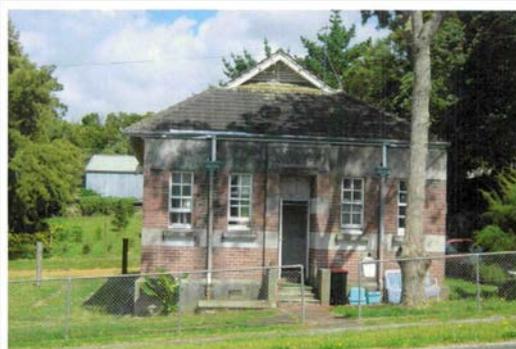
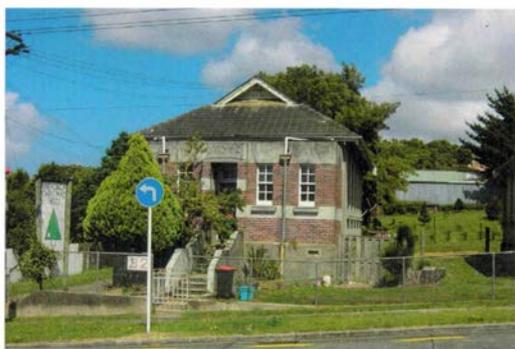


Figure 16: Photos from 2007, Auckland City Council

## Appendix 5 Drawings

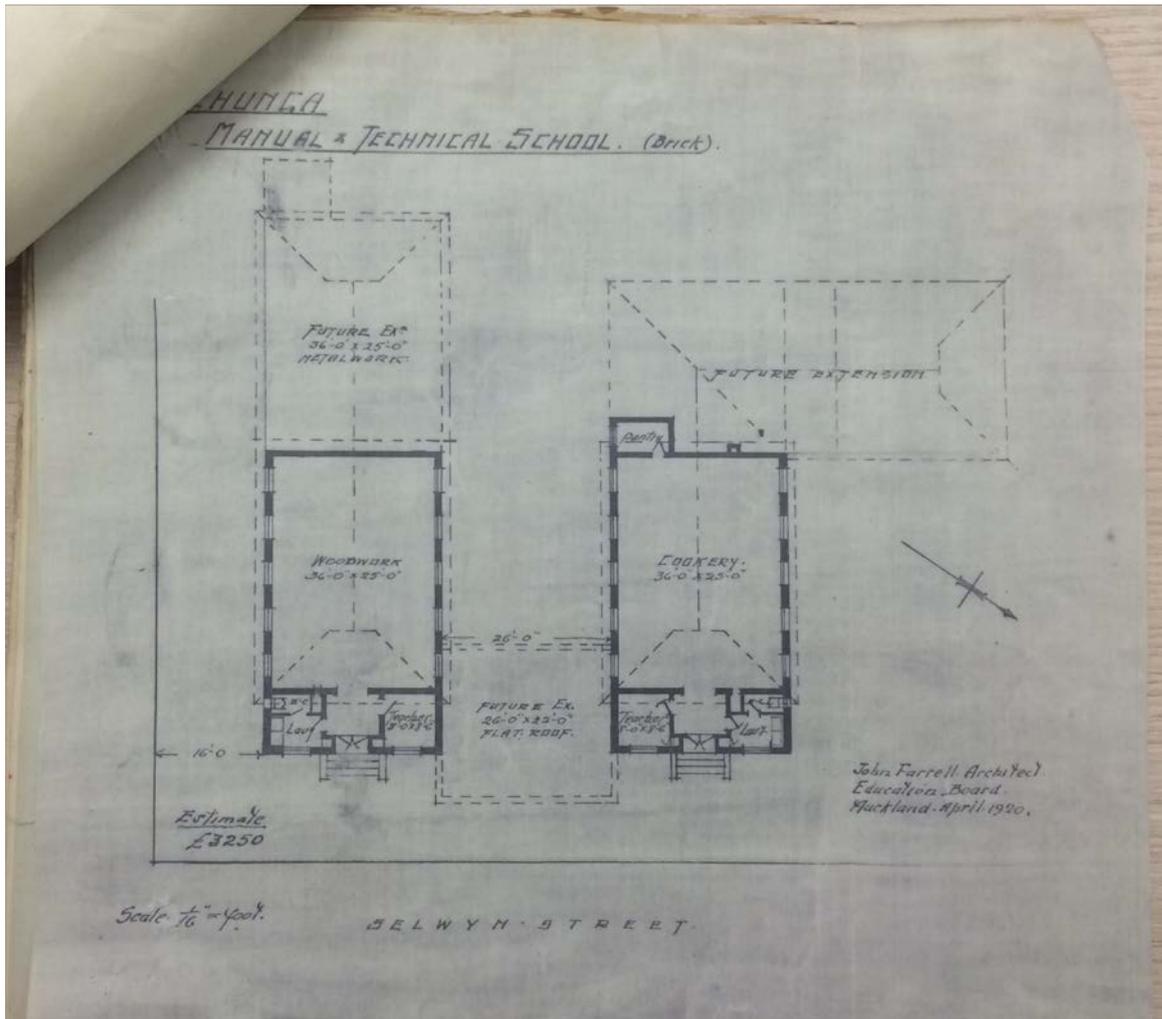


Figure 17: Final drawing by John Farrell in 1920. Shows a plan of the building and possible future extensions. The future extensions were never built. (Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand)

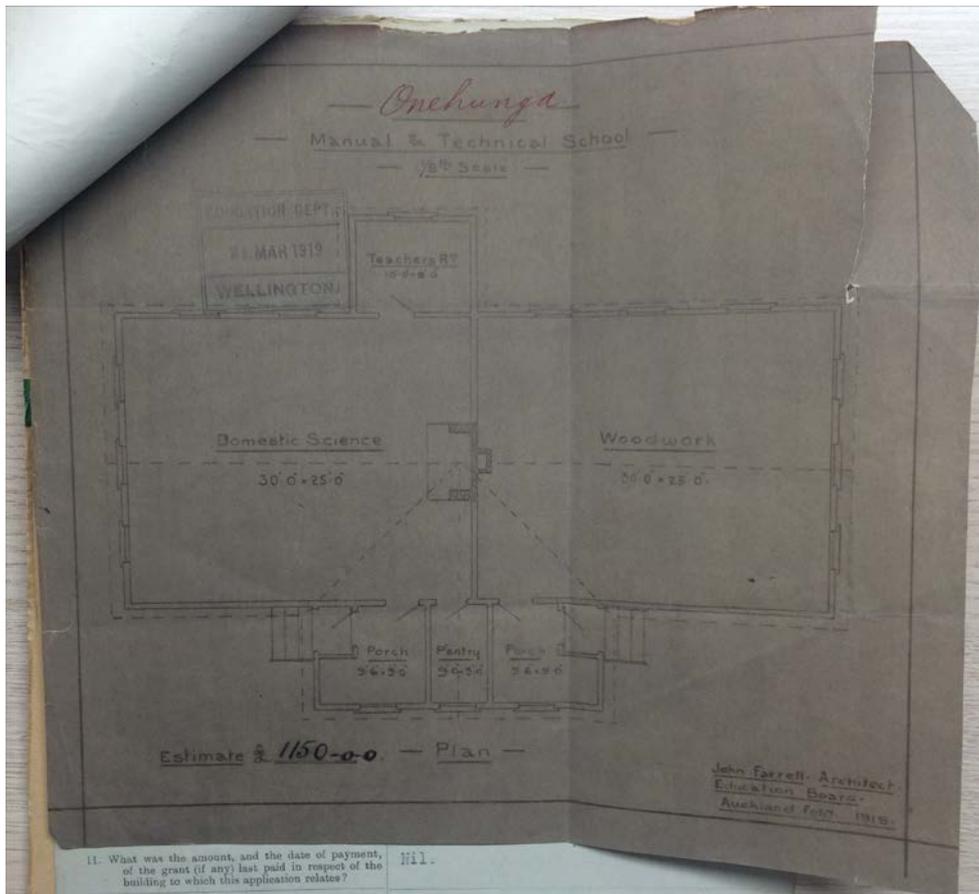


Figure 18: Proposed plan March 1919. Shows one single building with two rooms; one for domestic science and the other for woodwork. (Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand)

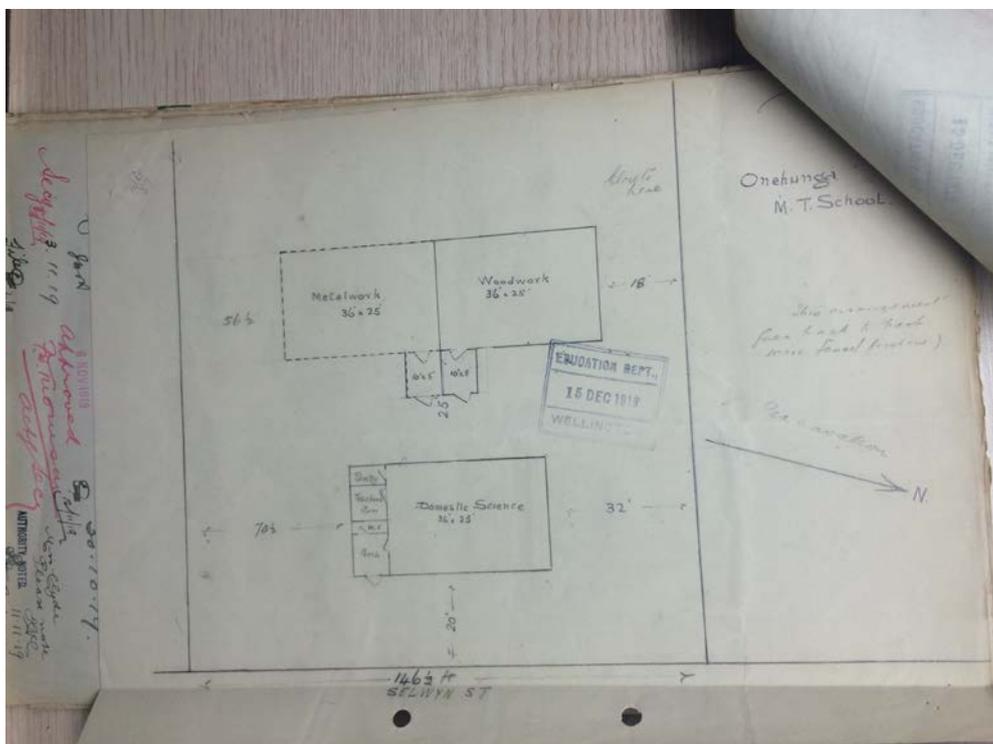


Figure 19: Proposed plan December 1919. Shows the two proposed buildings sitting sideways to Selwyn Street. The domestic service building closest to the street and a larger two roomed metalwork and woodwork building in behind. (Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand)

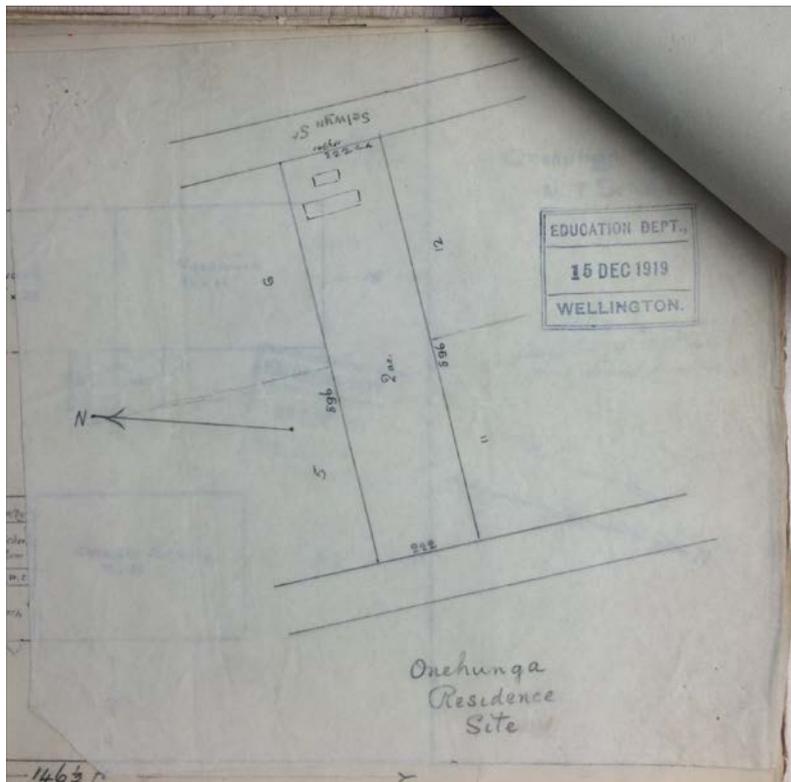


Figure 20: Proposed plan December 1919. Site plan of the December 1919 design. (Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand)

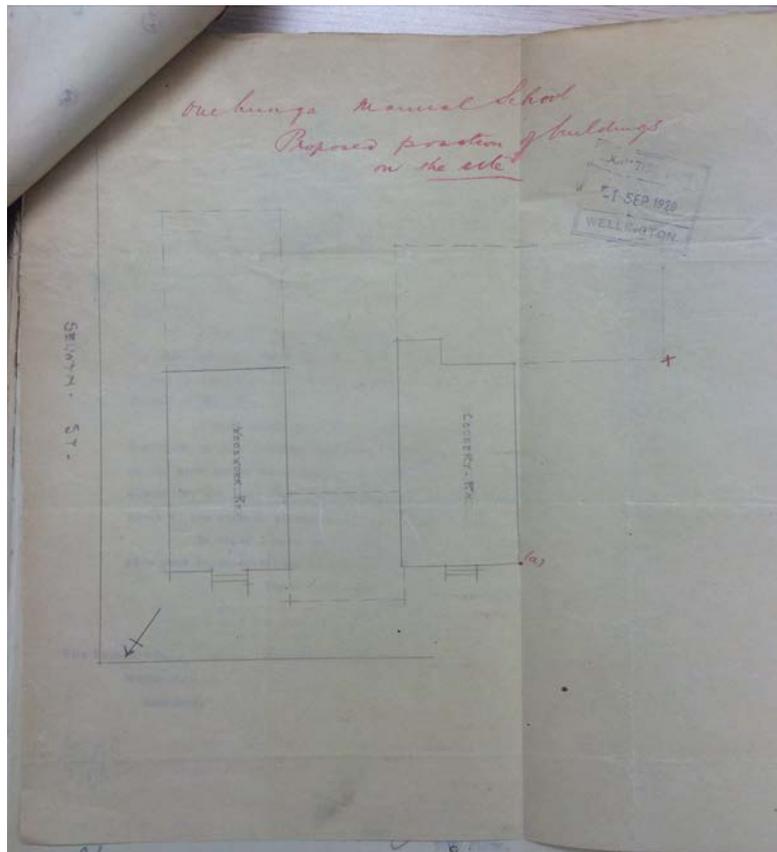


Figure 21: Proposed plan September 1920. Shows the two proposed buildings sitting sideways to Selwyn Street. The woodwork building is closest to the street with the domestic science building in behind. The Education Board Architect suggested this change after it was realised to implement the original design would require steps and possible excavation to reach the woodwork room door. (Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand)

## References

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- <sup>4</sup> [Dressed down: school committee's treat. Auckland Star, 18 February 1914, Page 5](#) and [Manual training. Auckland Star, 9 November 1918, Page 6](#)
- <sup>5</sup> Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand
- <sup>6</sup> Certificate of title. NA 26/152
- <sup>7</sup> [Manual training school. New Zealand Herald, 12 August 1922, Page 10](#)
- <sup>8</sup> [Ibid.](#)
- <sup>9</sup> Truttman, L. (2005). Historic summary: 82-84 Selwyn Street, Onehunga, former Onehunga Manual Training School.
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- <sup>11</sup> Transport Blog <http://transportblog.co.nz/tag/avondale-southdown-line/> accessed 01/06/2016
- <sup>12</sup> Education Department. (1919-1981) Buildings and Sites - Onehunga Manual Training Centre (R22887276) at Archives New Zealand
- <sup>13</sup> Ibid.
- <sup>14</sup> Auckland Council property file
- <sup>15</sup> Ibid.
- <sup>16</sup> <https://84selwyn.wordpress.com/> and <https://www.facebook.com/84Selwyn>
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- <sup>18</sup> No 84 <https://84selwyn.wordpress.com/> and <https://www.facebook.com/84Selwyn>
- <sup>19</sup> Ibid.
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- <sup>21</sup> Brent Mawson. (Unknown date) Technology: flogging a dead horse or beating the odds? <https://researchspace.auckland.ac.nz/handle/2292/25038> cited 20/05/2016
- <sup>22</sup> Auckland Council (2013). Historic Heritage Assessment. Onehunga Primary School. 83 Selwyn Street, Onehunga.
- <sup>23</sup> <http://www.richmondroad.school.nz/wordpress/columns/history/> accessed 30/06/2016.