



# DAVID NATHAN PARK AND HOMESTEAD

MANUREWA

## CONSERVATION PLAN

July 2019

# David Nathan Park and Homestead Manurewa, Auckland

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For

Auckland Council and Manurewa Local Board



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*Cover photograph: View of the walled garden looking back towards the homestead, c. 1935. Manurewa Historical Society, Auckland Libraries, Footprints 06237*

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## 1.0 INTRODUCTION

### 1.1 Purpose of this Conservation Plan

This conservation plan is intended to set out the significance of David Nathan Park including the house, and surrounding landscape. It is intended to provide policies for conservation and ongoing use of the house and the landscape in a way that retains the overall cultural heritage significance of the place.

Auckland Council in conjunction with Manurewa Local Board has commissioned this report to inform future planning, development and use of David Nathan Park and Homestead. The conservation plan will be used as a guidance document for creating a concept plan for the park based on an understanding of the heritage values of the site. It will also be used to inform development of the park and the maintenance and renewal of assets in the park.

David Nathan Park is on part of the farm in Manurewa owned by the Nathan family from 1910 until 1961. Now set within the Hill Park subdivision in Manurewa, the 3.7-hectare park includes the home built for the family in 1925 and surrounding garden including a remnant stand of totara-kahikatea forest. Following construction of the southern motorway, the Nathan family decided to sell the farm and subdivide the area known as Hill Park. To retain David Nathan's beautiful garden, the house and an area of land around it were offered to Manurewa Borough Council, in part as reserves contribution and part gifted. From 1963 until 1976 the homestead was used as council offices. Changes were made to the house to adapt it for offices, other buildings were constructed to the south, parking areas formed, and changes were made to the landscape. In 1978 the homestead was reopened as an art and cultural centre for the community.

The homestead continues to be used as an arts and cultural facility for the community. The surrounding gardens provide for passive recreation and as a setting for weddings. The remnant forest is of significant ecological and aesthetic value.

The Conservation Plan outlines a narrative history of the property and the house, including its development by David and Simone Nathan and family, and later sale of the property to Manukau County Council in 1961 and subsequent changes. Based on this understanding, the heritage significance of David Nathan Park and Homestead is summarised, and significant components identified. The range of factors that will affect the ongoing conservation of the park and homestead are considered to develop policies for conservation and maintenance of the place.

The Appendices include a chronology, land history information, drawings and a condition survey. Additional supporting information, gathered during the research for the conservation plan, has been collated into a separate document.

### 1.2 Methodology

The document is modelled on the method developed in Sydney by Dr J S Kerr for the preparation of conservation plans: *The Conservation Plan; A Guide to the Preparation of Conservation Plans for places of European Cultural Significance.* (Sydney: National Trust of Australia, 6th Edition, Australia and New Zealand, 2004.) Guidelines prepared by the New Zealand Historic Places Trust have also been



consulted.<sup>1</sup> The plan sets out to examine the range of conservation issues that will affect its management and conservation.

### **1.3 Address, Legal Description and Deed of Trust**

The site address is 68r Hill Rd, Manurewa. The property is owned by Auckland Council.

David Nathan Park is held under certificates of title NA2B/1396 and NA6A/424 and is legally described as:

- LOT 148 DP 51561,
- LOTS 209, 210, & 211 DP 52269, and
- LOT 184 DP 52683

The Deed transferring ownership of the bulk of the property to the Borough of Manurewa stipulated that the park would be held as public reserve and be named David Nathan Park.

### **1.4 Heritage Recognition**

Nathan Homestead is identified in Schedule 14.1 of Significant Historic Heritage Places in the AUP (ID 1447) as a Category A\*- Significant Historic Heritage Place for its historical and social values, physical attributes, aesthetic and context values.

The Homestead is noted as having outstanding significance well beyond its immediate environs and sits within a historic heritage Extent of Place overlay area in the AUP Maps.

The classification of David Nathan Park as a Historic Reserve under the Reserves Act 1977 was approved by the Parks, Recreation and Sport Committee on 18 November 2015, and gazetted on 24 March 2016.

David Nathan homestead is not included by Heritage New Zealand Pouhere Taonga on the New Zealand Heritage List/Rārangi Kōrero.

### **1.5 Zoning**

David Nathan Park is zoned as open space in the Auckland Unitary Plan (AUP) with a Conservation zoning on the area covered by native bush and an Informal Recreation zoning on the area containing the Homestead and gardens.

### **1.6 Brief**

The brief is for a Conservation Plan for David Nathan Park and Homestead that:

1. considers Nathan Homestead and David Nathan Park holistically including consideration of the heritage values of the park such as (but not limited to); the homestead, the water tower, the outbuildings including the gardener's cottage, dairy, the tennis court and the landscaping including stone walls and associated steps, driveway and curbing, garden walls, fences and gates, and gardens, trees and other planted species,
2. updates and builds on the draft Conservation Plan 2015

3. considers the heritage values in the context of the policies and objectives for the park as outlined in the (draft) David Nathan Park Reserve Management Plan 2018 and the David Nathan Park and Homestead Strategic Business Plan 2016-2026
4. provides historical and contextual information relevant to the conservation plan and supplies an outline of the statutory controls over the site (RMA, HNZPTA, Reserves Act)
5. provides recommendations (including using visual tools such as maps or plans) for future development, use, protection and enhancement and maintenance of the park
6. includes recommendations for key priorities for conservation and maintenance work

An existing Conservation Management Plan for David Nathan Homestead was prepared by Auckland Council Built Heritage Team (authored by Stephen Curham, Auckland Council Heritage and historian Lisa Truttman) for the Manurewa Local Board in 2015.

A report on the landscape was prepared in October 2014 by Treeline Parks Services Ltd. This report provides a review of the historic and present-day landscape of Nathan Park. Preparation of the report included desk top research, careful analysis of historic photographs of the landscape and consultation with iwi. The report includes recommendations for management.

A separate report was prepared by Kingett Mitchell Ltd in 2006, focusing on the indigenous forest on the property.

### **1.7 Identity of the Contributors**

The brief to prepare a conservation plan was received in May 2018. This report has been prepared by Matthews & Matthews Architects Ltd with the assistance of historian Lisa Truttman and landscape historian John Adam, building on the existing reports prepared by Treeline Ltd, Auckland Council Built Heritage and Kingett Mitchell Ltd. The report is generally authored by Jane Matthews, and incorporates research and input by landscape historian John Adam, and information based on other reports commissioned and prepared by Auckland Council including the Conservation Management Plan for Nathan Homestead authored by Stephen Curham and Lisa Truttman, the Landscape Review by Treeline Ltd.

### **1.8 Research Sources**

Research sources have included Crown grants and Deeds Registers held at Archives New Zealand, Land Information New Zealand records, newspapers, photographs, books and websites as set out in the bibliography. Information has also been sourced from Auckland Council Archives and the Property File.

### **1.9 Acknowledgements**

The assistance of the following people and organisations in the preparation of this report is gratefully acknowledged:

Echo Janman, Arts and Culture Facilities Manager, Nathan Homestead

Vic Leilua, Nathan Homestead Facility Co-ordinator

Greg Lowe, Auckland Council, Parks and Places Specialist, Community Parks and Places

Manurewa Local Board

Auckland Council Heritage Unit.

Keith Stuart, Auckland Council Archives South.

Sir George Grey Special Collections, Auckland Libraries.

Bruce Ringer, South Auckland Research Centre

Manurewa Historical Society

## 2.0 HISTORICAL OUTLINE

### Manurewa

Te Ākitai Waiohū provided information on the cultural significance of David Nathan Park in 2014. David Nathan Park is located at the outer boundary of the Papakura Block, an area of land transacted by Te Ākitai Waiohū in 1842. This sale was the first official land transaction in the Manukau area and the first transaction between Te Ākitai Waiohū and the Crown. Te Ākitai Waiohū consider the park has cultural significance as part of the wider landscape of Manurewa and Manukau that were used by their people for fishing, travel, occupation and cultivation. Settlement of the area was seasonal as the people moved around, planting gardens during spring, fishing and collecting kaimoana during summer, harvesting gardens in autumn and staying at their main settlements during winter.<sup>2</sup>

### Brief overview of European settlement and development in Manurewa

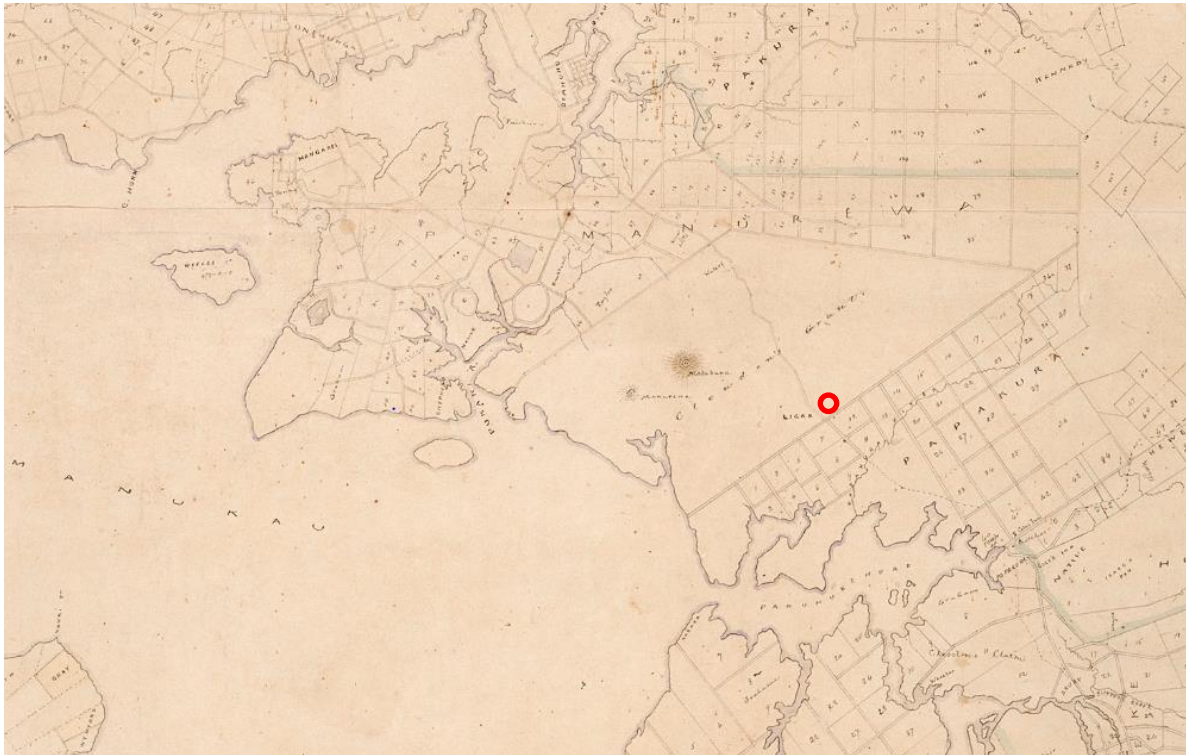


Figure 1: Detail of Map of the Auckland District c.1860 showing the boundaries of Clendon's Grant. The approximate location of David Nathan Park is marked. Sir George Grey Special Collections, Auckland Libraries, NZ Map 4296.

The Manurewa area formed part of the 40,000 acres of land that Church Missionary Society missionary, William Thomas Fairburn, purchased prior to 1840, extending south and east from the Otahuhu portage, including almost all the land from Otahuhu to Papakura. Legal debate over Fairburn's land grants continued over many years and he finally received a total of 5495 acres.<sup>3</sup> The Papakura block included land along the shoreline of the Manukau Harbour between the Otaimako Creek, near Puhinui, and Papakura, thus overlapping with the Fairburn purchase.<sup>4</sup>

Part of Fairburn's original holding in south Auckland, was granted by the government to James Reddy Clendon in 1842 as recompense for land taken in Russell. Clendon's Grant of

10,000 acres was bounded by Puhinui Road, Boundary Road, Brookby, Alfriston Road, and Weymouth Road, including much of present-day Manurewa.<sup>5</sup>

The Great South Road was the main arterial route south of Auckland in the mid-19<sup>th</sup> century. Construction began in 1843 and by 1855 it had been extended to Drury. It had been metalled to Papakura by 1855.<sup>6</sup>

By the end of 1848 the district of Papakura (including Manurewa) had a population of only 23.<sup>7</sup> Woodside, located mid-way between Otahuhu and Papakura, was the early centre of settlement, where early churches, a school, hotel stores and a post office were located. However, when the rail connection was formed to Manurewa in 1875, Woodside declined, and Manurewa developed. In 1867 the Manurewa Highway District was defined.<sup>8</sup>

The railway connection to Manurewa was a catalyst for growth in local population. A post office was established in 1884, based at the railway station.<sup>9</sup> The first local telephone office began in 1901,<sup>10</sup> and the telephone exchange was provided in 1913.<sup>11</sup> By 1901, the local population in Manurewa was 260.<sup>12</sup> The township was forming with a school, churches, shops built around this time.

The area was largely rural in nature and the growing importance of Manurewa as a centre of dairying was evident with the opening of a creamery in Station Road in 1905.<sup>13</sup> While land in the area was largely cleared for timber and farming after European settlement, some of the early farmers in the district are said to have valued areas of native bush for their beauty and preserved areas of trees in paddocks and gullies.<sup>14</sup> Organised picnic excursions by train and then on to areas of bush in Manurewa such as 'Hunter's Bush' or 'Ligar's Bush' were popular in the late 19<sup>th</sup> and early 20<sup>th</sup> century, allowing city dwellers to appreciate the 'charm of forest scenery'.<sup>15</sup>

Woodside School was shifted to Manurewa in 1906.<sup>16</sup> The Woodside Methodist chapel, built in 1853,<sup>17</sup> was transported to Manurewa in 1909.<sup>18</sup> Manurewa's first store opened in 1908.<sup>19</sup> St Luke's Anglican Church in Manurewa was built in 1910. In 1911, 819 acres west of Manurewa railway station was purchased and subdivided by Edward Russell.<sup>20</sup>

The Manurewa Town District was constituted in 1916, combining portions of the former Manurewa and Papakura Road Districts.<sup>21</sup> From 1919, farmland to the east of Manurewa township began to be subdivided for residential sections, but initial sales were slow.<sup>22</sup> In the early 1920s, Manurewa started to be promoted as a convenient commuting suburb, being only 50 minutes from the city by regular train service.<sup>23</sup>

The name of Hill Road in Manurewa probably reflected that it was the road leading from Great South Road up the hill in Manurewa.<sup>24</sup> 'The Hill' was also the nick-name of the school in England attended by David Nathan, who purchased his property in Manurewa in 1910.

Electricity was supplied to the district in 1921-22.<sup>25</sup> By 1926, the population had risen to 1350.<sup>26</sup> Town water supply was installed in the late-1930s, reticulated from the Hunua Ranges catchment area.<sup>27</sup>

There was a close connection between the Nathan's property and nearby Orford Lodge, an Arts and Crafts style house in Earls Court, Manurewa, built in 1920 for lawyer Edward Russell.<sup>28</sup> The property was bought by the Earl and Countess of Orford in 1928. The Earl and Countess, and their daughter, had emigrated to New Zealand for an improved climate to aid the Earl's declining health. They purchased the house known as 'Binswood', which had formerly been the home of HM Smeeton, and renamed it 'Manurewa House'.<sup>29</sup>

Like the Nathan family, the Earl and Countess of Orford hosted many social events at 'Manurewa House' in the late 1920s through to 1931.<sup>30</sup> The Earl of Orford died in September 1931.<sup>31</sup> Lady Orford no longer lived at Manurewa House by October 1932.<sup>32</sup> The house and the orchard garden were used as a United States military camp during World War II.<sup>33</sup>

During the Second World War Manurewa was the location of several camps for United States military personnel. Five camps in the area included one in Grande Vue Road, two in the vicinity of Manurewa House (now Orford Lodge) and two off Hill Road known as Manurewa No. 1 (near the current location of the Botanic Gardens carpark) and Manurewa No. 2. (spread over several ridges in the fields between Hill Road and the Puhinui Stream.)<sup>34</sup>

The population of Manurewa doubled between 1956 and 1961.<sup>35</sup> 1958 saw Manurewa's first Parade of Homes, at Percival Street and Bowater Place. A 120-acre subdivision was approved by Manurewa Borough Council in the vicinity of Coxhead Road two years later.<sup>36</sup> The borough grew rapidly from the 1960s.<sup>37</sup> From 1963, Manurewa was also accessible via the Southern Motorway.<sup>38</sup>

### Site ownership

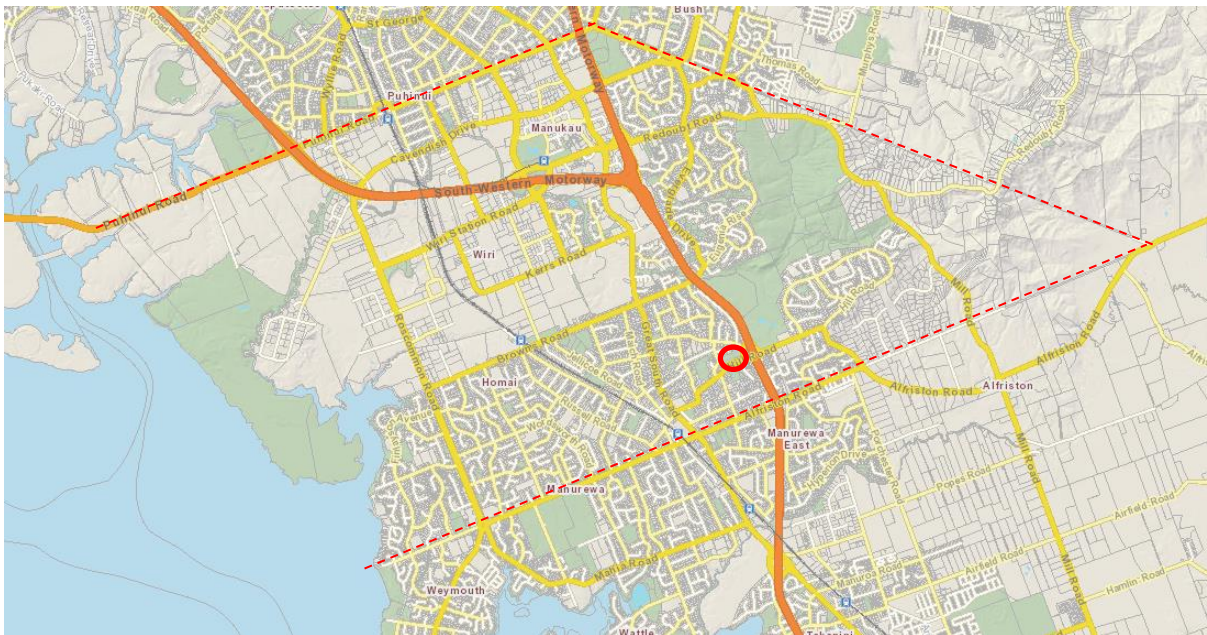


Figure 2: Map overlaid with the extent of Clendon's Grant and showing the position of David Nathan Park. Auckland Council Geomaps.

David Nathan Park is located within the large area of land granted to James Clendon in South Auckland in 1842. Soon after Clendon subdivided and sold sections of this land to other owners.<sup>39</sup>

Clendon took out a mortgage from Alexander Kennedy in March 1843,<sup>40</sup> and both Clendon and Kennedy conveyed a 439-acre section of Clendon's Grant, No. 6, to David Nathan in September 1846.<sup>41</sup> Together with C W Ligar, Nathan sold the property to William Hunter (1816-1896) in May 1850.<sup>42</sup>

Hunter retained interest in most of the property through to 1885, although 113 acres was



permanently conveyed to other owners in 1863.<sup>43</sup> Thomas Russell and Henry Black MacNab had interest over 361½ acres of the property from 1863-1873.<sup>44</sup> This is possibly what was known up nearly to the turn of the 20<sup>th</sup> century as “Hunter’s Bush”, with stands of Puriri and “running streams of fresh water.”<sup>45</sup>

From 1883 through to 1910, most of the land transactions for this part of Hunter’s property involved the Jull family, John Giles (who was also a mortgagor to the Julls), and the Butterworths starting with Benjamin Butterworth in 1883, along with his step-brother<sup>46</sup> Godwyn Dalrymple Smith from 1887.<sup>47</sup>

For the land which included the site of the Nathan Homestead today, it appears that Harrison and Emma Jull bought this as a 103-acre farm in September 1885 from William Hunter and some of his mortgagors and interest holders.<sup>48</sup>

98 acres of this was transferred first to Thomas Henry Brown in November 1888, then to Diedrich Wilhelm von Seggern in September 1892, and then to Charles Ernest Jull under equity of redemption in April 1894.<sup>49</sup>

Jull owned the property, possibly named “The Woodlands”,<sup>50</sup> through to June 1905, when he and his wife left New Zealand to live in England.<sup>51</sup> All of his farm stock was sold in May 1905, including “household furniture and effects.”<sup>52</sup>

The next owner, Godwyn D Smith, sold all of his farm and stock in September 1910, including “*Household, furniture etc. of six rooms.*”<sup>53</sup>

In October 1910 David Laurence Nathan (1882-1944) paid G D Smith £3000 for what was effectively 64 acres (after a dedicated 34 acres was transferred to Frank and Charles Austin Colbeck).<sup>54</sup>



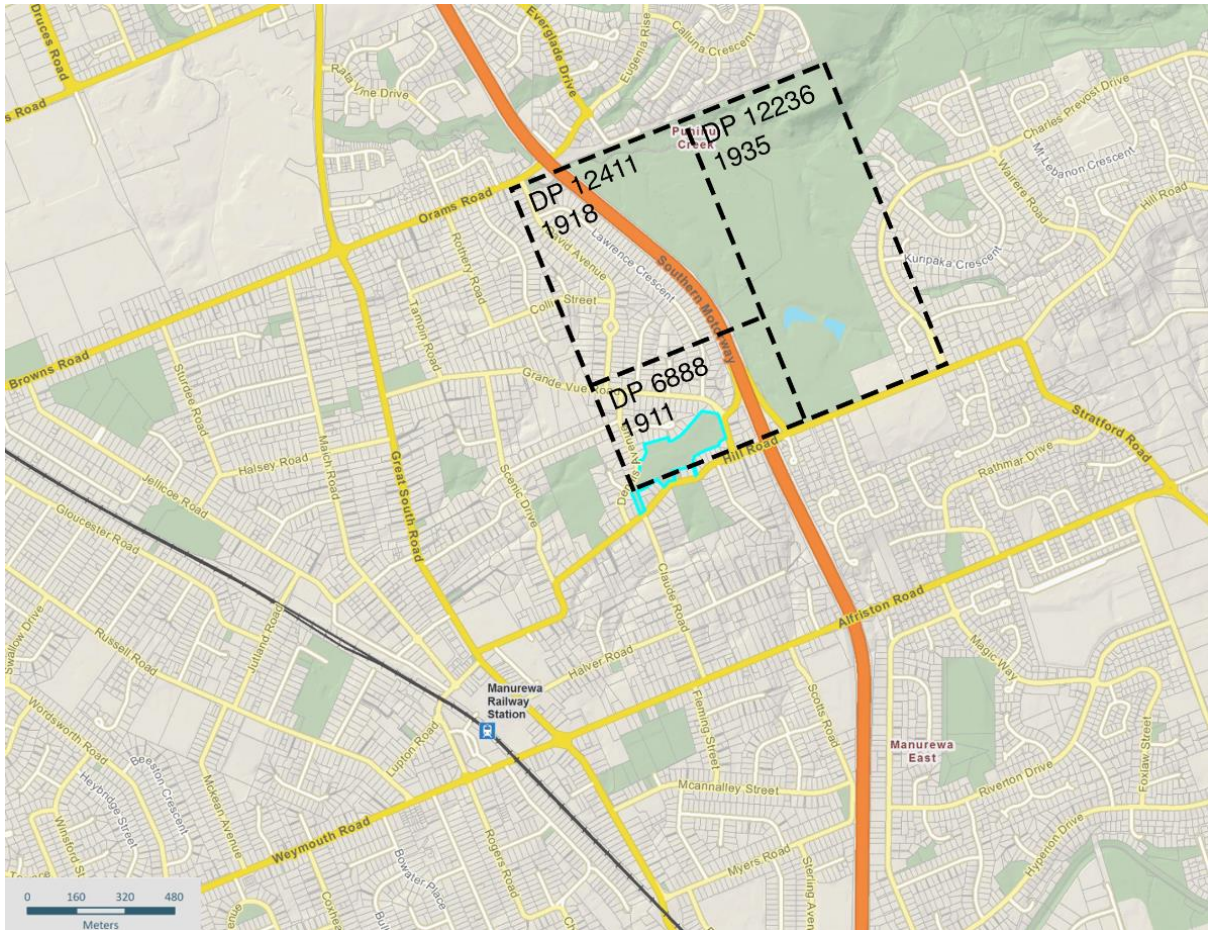


Figure 3: Information overlaid over Auckland Council Geomaps base map showing the approximate areas of land shown on Deposited Plans that show original land holding purchased in 1910 and the additional areas of land purchased in 1918 to the north and in 1935 to the east. The dates shown are those recorded on these deposited plans.

### The Nathan Family Home at 'The Hill' 1910-1923

David Nathan 'built a bungalow with a wide verandah' on the property to be used as a summer residence. David Nathan married Parisian Simone Oulman in 1909 and their first son Lawrence was just 6 months old when they purchased the Manurewa property.<sup>55</sup> Lawrence Nathan was born at the Nathan's home, St Kevens, located on Karangahape Road in Auckland, on what is now the site of St Kevens Arcade.

The Manurewa property was called 'The Hill' after the nickname for Harrow School in England, where David Nathan was educated. Nathan was interested in developing the farm and garden and employed Mr Keyes as farm manager as well as professional gardeners.<sup>56</sup>



*Figure 4: The first house was built at 'The Hill' in 1910. Photograph c.1912. Manurewa Historical Society, Auckland Libraries, Footprints 01214.*

By 1919 the size of the property was increased with the purchase of around 105 acres to the north.<sup>57</sup> (Refer Figure 3)

In the early years, David Nathan would commute daily by train during the summer from Manurewa to his office in Auckland. Travelling by car at that time was problematic due to the poor quality of Great South Road. With others, David Nathan formed the Great South Road Association with the aim of improving the road for motor vehicles. It was a difficult process and took considerable effort in the early 1920s, dealing with multiple road boards and borough councils to achieve a uniform surface material, and encouraging ratepayer support for the required funding.<sup>58</sup> Improvements were also gradually made to Hill Road, with scoria laid opposite Mr Nathan's Property in 1920,<sup>59</sup> and the road being metalled in 1922.<sup>60</sup> In the same year David Nathan offered the Town Board a number of trees to be planted along the length of Hill Road.<sup>61</sup>

In 1920 Nathan decided to sell their property in Karangahape Road and make the house at The Hill the permanent family home. Additions were made to the house at The Hill to

accommodate the growing family with four children by that time; Lawrence, Jacqueline, Dennis and Frank.

Around this time, a second floor was added and some of the ground floor rooms enlarged.<sup>62</sup> The property was supplied by water from a bore, which was described as having an excellent supply.<sup>63</sup> At the back of the house, a collection of sixteen water tanks held the water which was pumped using a windmill.<sup>64</sup>


BEAUTIFUL NEW ZEALAND HOME   
The Home of Mr. and Mrs. David Nathan  
"The Hill," Manurewa

Figure 5: View of the Nathan's home at 'The Hill' in Manurewa. Ladies Mirror, 1 August 1922, p. 16.

## RECENT BRIDES



*The unique window on the landing is by pupils of Reubens, and is dated 1683. It represents the Queen of Sheba presenting her gifts to King Solomon, and the colour work is done in silver by a process that has since been forgotten.*

*The front view of the house, facing west to One Tree Hill and Manukau Heads.*

### 1923 Fire destroys the First House at 'The Hill'

On Saturday 22 December 1923, the house caught fire at 5 am and burned down. With no local fire brigade and inadequate water pressure the timber house was quickly destroyed. While some possessions were able to be saved, the fire saw the loss of 'priceless relics of early Auckland' handed down from Nathan's grandfather, as well as works of art and antiques collected by David and Simone.<sup>65</sup>

### 1925 New House Constructed for the Nathan Family

Following the fire, while Simone would have liked to move out, David Nathan did not want to leave his much-loved garden and the children also wanted to continue living at 'The Hill', so it was decided to build another house there. The new house was designed by architect Daniel B Patterson and built by Thomas Clements Ltd. The Nathan's lived temporarily at Mrs Alfred Nathan's home Longford in Kohimarama.<sup>66</sup>



Patterson called tenders for the construction of a brick residence in Manurewa in March 1924.<sup>67</sup> The house was completed in 1925 and youngest son, John Alfred Nathan, was born in the same year.



*Figure 6: View of the 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. This is the western side of the house as seen approaching along the driveway. Manurewa Historical Society, Auckland Libraries, Footprints 06236.*



*The water tower at 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. This structure was designed by architect D.B. Patterson in the style of an old Norman Church tower. Manurewa Historical Society, Auckland Libraries, Footprints 06244.*

In addition to the new house, the family commissioned Patterson to design a new water tower, based on a post-card image of a Norman Church tower.<sup>68</sup> Built within the remnant forest, the tower was constructed of concrete and its roof was capped with a weathervane featuring a kiwi.

Around 1932 the property was enlarged again with the purchase of around 100 acres to the east, increasing the viability of the farm.

Developed from 1910, the garden around the house was Edwardian in its origins and was developed with the assistance of professional gardeners. Mr Roscoe was the Head Gardner in the late 1910s, which was a position he had held earlier in the large garden at St Kevens.

Mr Allsopp became the farm manager and was described as a very progressive farmer.<sup>69</sup> Sheep and cattle were farmed on the property.<sup>70</sup>

In the late-1920s and early 1930s the beautiful grounds were the scene of numerous social occasions and were opened to the public for fund raising events.<sup>71</sup> The Nathan's were well-travelled, and the garden incorporated ideas gained on their trips to Europe.

Upkeep of the house and garden was very difficult during the Second World War, when gardeners were in the forces or productive work and staff were largely unavailable.

David Lawrence Nathan died suddenly in 1944. His eldest son Lawrence Nathan took over the management of LD Nathan and Co. Farm manager, Mr Allsopp, retired and Frank took over management of the farm, moving into the farm managers house with his new wife.<sup>72</sup>

Mrs Simone Nathan continued to live in the house. Her son John moved to Israel in 1954. With none of the family living at home any longer, Simone decided to move to Israel herself in 1959 and lived there until her death in 1974.<sup>73</sup>

### **1960s Onwards**

The construction of the Southern Motorway in the early 1960s divided the farm. Frank Nathan decided that the farm could no longer be profitably managed due to the motorway and increasingly high rates. The decision was made to subdivide and sell land on the Manurewa side of the Motorway, which was developed as Hill Park. The original motorway plan didn't provide access to Manurewa, so the Nathan family offered extra land to the government for an off-ramp.<sup>74</sup>

In order to retain David Nathan's beautiful garden, the house and an area of land around it were offered to Manurewa Borough Council, in part as reserves contribution and part gifted.<sup>75</sup>



*Figure 7: Aerial view of part of Hill Park, Manurewa, ca 1964. To the left, Hill Road snakes down towards the township. The Nathan Homestead is in the centre foreground, with the newly subdivided areas of Dennis Avenue, the cul-de-sacs of Earls Court and Frank Place, and Walpole Avenue behind. The town reservoir is the large circular object in the bush reserve around Orford Lodge. Trevor Penman, courtesy Trevor Penman and Mrs Gladys Penman, Auckland Libraries, Footprints 01279.*

### **1961- Manurewa Borough Council ownership**

On the 14 November 1961 Manurewa Borough Council agreed to accept the Nathan family's house, 'The Hill', along with eight acres of gardens and bush, from the family in lieu of a reserve contribution for their new Hillpark (Hill Park) subdivision.<sup>76</sup>

### **Manukau County Council Use 1963- 1976**

In 1963 the Manukau County Council leased the building as offices and internal alterations were made to the house for this purpose. Glasshouses were removed to the south of the homestead and a separate building was constructed there to provide additional offices. Car parking areas were formed. A number of changes were subsequently made to the house and garden.<sup>77</sup>

### **Manukau City Council Community Centre 1978 -**

The homestead remained in use as offices for the Manukau City Council until 1976. The "David Nathan Park Community Centre" was proposed in 1977, and was officially opened in October 1978, with space leased to local arts and crafts groups.<sup>78</sup> The additional accommodation building housed a Theatre and the Rock and Mineral Club.

Nathan Homestead continues to be used as an arts and cultural venue and is Auckland Council's main arts facility in the area. It hosts exhibitions, art classes, performing arts classes, spaces for meetings, weddings and receptions in the grounds and an after-school programme. There is a childcare centre and a café<sup>79</sup>. Theatre and meeting spaces are located in the adjacent 1960s building.

## People and Organisations associated with David Nathan Park and Homestead

### David Lawrence Nathan (1882-1944)

David Lawrence Nathan was born in 1882 in Auckland. At the age of nine he went to live with an aunt and uncle in England to be educated at Harrow School.<sup>80</sup> At the age of nineteen he returned to Auckland and joined the firm established by his grandfather, David Nathan. The business was formed into a limited liability company in 1904. Following the death of his father Lawrence Nathan in 1905, David L Nathan became a director and later in 1931 chairman of directors. The family were prominent in the New Zealand Jewish community and David Lawrence Nathan was president of the Auckland Hebrew congregation for some time. He was also a member of the Northern Club, the Auckland Golf Club and the Pakuranga Hunt Club.<sup>81</sup>

In 1909 David married Simone Oulman in Paris, on her twenty-first birthday and the couple returned to Auckland that year. They lived at St Kevens, on Karangahape Road which had been the Nathan family home since the 1870s. David and Simone's first four children were born at St Kevens. After the family had bought the farm at Manurewa, they spent weekends and the summer months there. After St Kevens was sold in 1918, the family lived permanently at Manurewa and David devoted all his spare time to the beautiful garden surrounding the house. David Lawrence maintained the close family association with the Jewish Synagogue. He was President of the Hebrew Congregation from 1935-44. He was the first Consul for Portugal to be appointed in Auckland in 1926. David Lawrence Nathan died in 1944, leaving 'The Hill' to his wife while she wished to live there and the rest of the estate to his four sons.<sup>82</sup>

The firm of LD Nathan was established in 1868 by David Nathan (1816-1886) and developed into one of the largest wholesale businesses in the country.<sup>83</sup> David Nathan was born in London, in 1816. He served an apprenticeship in the wholesale clothing firm of his uncle before emigrating to Australia in 1839, to join members of his family there. With the promise of better economic prospects, he sailed for New Zealand on the *Achilles*, arriving in Russell in the Bay of Islands in 1840.

He established a store in Russell. However, when the capital relocated to Auckland Nathan established a business there in 1841, initially in a tent on the waterfront and later that year in a wooden store at the corner of Shortland Crescent. This was followed by a brick store and warehouse by 1853. Following reclamation of the foreshore in the late 1850s, Nathan leased land on the corner of Commerce and Customhouse streets. On this site he erected a large gum store, a bond store and a tea warehouse. In 1868 he retired from business, after establishing the firm of L. D. Nathan and Company for his sons, Laurence David and Nathan Alfred in the same year.<sup>84</sup>

David Nathan's sons continued the business as general merchants, shipping, fire and marine insurance agents, and general produce brokers. They were the largest handlers of kauri gum in Auckland, and were also significant traders in flax, maize, produce and groceries of every kind, as well as wines and spirits. The firm had substantial kauri gum and produce stores in Commerce Customs Streets.<sup>85</sup> The business played a significant role in New Zealand retailing later owning the Woolworths and Super Value supermarket chains, as well as DEKA, Big Fresh and Price Chopper.<sup>86</sup>



### **Simone Nathan (Nee Oulman) (1888-1974)**

Simone Oulman was born in Paris in 1888. She was the niece of a prominent French doctor, Raoul Bensusan, who was married to David Nathan's cousin. She married David Lawrence Nathan in 1909 in Paris.<sup>87</sup>

Simone Nathan had a keen interest in the welfare of women and children and her home in Manurewa hosted numerous events over the years in support of these causes.

The New Zealand branch of Women's International Zionist Organization (WIZO) was the second to be founded after that in Great Britain. Vera Ziman, Simone Nathan (née Oulman) and Lady Joyce (née Paykel) Fisher were among the first members. Simone Nathan was President of WIZO for over thirty years.<sup>88</sup>

She supported the establishment of a child welfare organisation in Palestine, based on the approach of the Plunket Society.<sup>89</sup> She was one of the first members of the committee for the Campbell Free Kindergarten established by Sir John Logan Campbell and maintained a close interest in the kindergarten. She hosted a picnic for the children at the Hill in 1915<sup>90</sup> as well as opening the garden to the public in 1933 to raise funds for the kindergarten.<sup>91</sup>

She hosted a garden party for delegates of a Plunket Society conference in October 1927<sup>92</sup>, and was President of the Manurewa Company of Girl Guides in 1929.<sup>93</sup> She was on the executive committee for the Obstetrical Endowment Appeal in 1930.<sup>94</sup> In 1925 she was a member of the Auckland Branch of the National Council of Women<sup>95</sup> and in 1937 she was elected to the Dominion Committee.<sup>96</sup> Mrs Nathan was the convenor of the League of Womenfolk of the Overseas Forces. She hosted a meeting at her home in Manurewa in December 1941.<sup>97</sup> Wounded soldiers were entertained at a party in the garden in April 1942.<sup>98</sup>

After the death of her husband in 1944 Mrs Simone Nathan continued to live in the house. After her son John moved to Israel in 1954, and with none of the family living at home, Simone decided to move to Israel herself in 1959 and lived there until her death in 1974.<sup>99</sup>

### **Lawrence, Jacqueline, Dennis, Frank and John Nathan**

Simone and David Nathan had five children, Lawrence D Nathan was born in 1910 (1910-1987), Jacqueline Nathan was born in 1911, Dennis Nathan was born in 1912 (1912-2012)<sup>100</sup>, Frank Nathan was born in 1918 (1918-2006) and John Nathan was born at the family home in Manurewa in 1925 (1925-2017). Jacqueline Nathan was presented by Mrs Nathan to Their Majesties at the second court at Buckingham Palace in August 1931.<sup>101</sup> She married Arthur Sebag-Montefiore in London 28 September 1932.<sup>102</sup>

Lawrence became a Director of LD Nathan in 1935. Lawrence, Dennis and Frank served in the armed forces during the Second World War. Lawrence was wounded in Tripoli and returned to hospital in Auckland in 1943. He was still in convalescent hospital when his father died in 1944. He arranged discharge from the army to take over chairmanship of LD Nathan.

Dennis joined the company in 1933 and became a Director in 1938 and later Vice Chairman. Frank and later John were trained in the company. Later Frank went into farming and became manager of the farm at Manurewa with his own house on the estate. John trained as a solicitor. In 1954 he decided to emigrate to Israel.<sup>103</sup> He died in April 2017.<sup>104</sup>

### 3.0 ARCHITECTURAL DISCUSSION



*Figure 8: Aerial photograph taken by Whites Aviation of the Nathan Homestead, April 1949. Nathan residence, Manurewa, Auckland. Ref: WA-20299-G. Alexander Turnbull Library, Wellington, New Zealand. /records/22769893.*

#### **David Nathan Homestead-Architectural Style**

Designed by prominent Auckland architect Daniel B Patterson and built in 1923-1925, the Nathan Homestead reflects the Tudor style, part of the English Domestic Revival that influenced New Zealand domestic architecture in the early decades of the 20<sup>th</sup> century. In the late 19<sup>th</sup> century the Arts and Crafts Movement in England had grown out of the Gothic Revival; it was a search for a meaningful style which grew out of a reaction against the eclectic historic revival styles of the Victorian era. The model was English vernacular architecture, which used local materials and skills, expressed the structure of a building honestly, avoided over-ornamentation and responded to its surroundings.

Domestic architectural styles in England influenced the design of housing in New Zealand. Queen Anne, Arts and Crafts and English Revival styles, which drew on English vernacular traditions, were also used in New Zealand in the early twentieth century. During the early 20<sup>th</sup> century architects such as Roy Binney debated the importance of holding on to the English traditions established here by pioneers, while avoiding modern American architectural approaches.<sup>105</sup> Others such as Samuel Hurst Seager working in Christchurch saw the importance of developing an approach specific to New Zealand.<sup>106</sup> By 1910 the influence of the Californian bungalow was becoming evident, with a transitional period lasting about a decade. After around 1920 bungalows became the dominant housing type in New Zealand.<sup>107</sup>

A range of English revival styles were used in the design of substantial homes by architects in New Zealand in the early 20<sup>th</sup> century. Examples include Daresbury built in 1901 in Fendalton in Christchurch designed by Samuel Hurst Seagar, Neligan House in Parnell designed by Noel Bamford and built in 1907-9, and the Mills House in Upland Road designed by RK Binney and built in 1926.<sup>108</sup>

David Nathan's interest in Old English architectural styles is recorded in relation to the design of the water tower. He is said to have given a post-card picture of a Norman church

tower to architect Daniel B Patterson as a reference. The Nathan Homestead reflects a Tudor influence in the use of half-timbered gables, tall brick chimneys and faceted bay windows with multi-paned lead-lights. However, the influence of the Arts and Crafts and Bungalow style is also evident in the house. The plan reflects the interconnection of some spaces and features such as sleeping balconies that had developed in the planning of bungalows. Interior detailing including panelled timberwork and ceilings with expressed beams and battens also reflect this combination of influences.

Brick construction was used in preference to timber to achieve a more fire-resistant building, following the fire that had destroyed the earlier house. The relationship of the house to the garden was also important. The design incorporated deep covered terraces and balconies with views to the garden and the formal walled garden feature was on an axis with the centre of the north façade.



*Figure 9: Nathan Homestead getting a "facelift" in March 1964. Murray Freer, Stuff Ltd, Auckland Libraries, Footprints 00076.*



*Figure 10: View of the 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. This is the western side of the house as seen approaching along the driveway. Manurewa Historical Society, Auckland Libraries, Footprints 06236.*

### **Description of the Nathan Homestead**

The house is constructed of cavity brickwork, with a brushed render finish, and has half-timbered bays to the upper level on the north and east sides. The hipped and gabled roof is clad with terracotta tiles and there are four tall brick chimneys. The half-timbered bay on the east side is flanked by generous enclosed sleeping balconies at the upper level, clad with terracotta shingles. Verandahs on the north and east sides have tiled concrete floors and brick piers. Aluminium joinery has generally replaced the original steel windows. A portico, supported on stone piers, protects the main entrance on the west side. The southern service wing is plainly detailed. A recessed porch at the south end provided access to the service wing.

The plan is arranged to take advantage of the opportunities the site offers; views and sun to the north, gently rising access from the west and good shelter to the east. Interior walls at ground floor level are brick. The interior walls at first floor level are timber framed and lined with fibrous plaster. Floors and roof framing are timber.

The main reception areas open onto a north-facing verandah at ground floor level, and there are secondary reception rooms opening to an east-facing verandah that has some of the characteristics of a colonnade or arcade. There is a formal stair located close to the entrance on the western side of the house.

There were working areas for staff in the smaller wing to the south of the main northern wing. There were bedrooms, dressing room, boudoir and a sleeping porch over the main reception rooms. In the smaller wing to the south there were five maids' bedrooms, and a smaller service stair which provided access between the working areas of the house and the staff accommodation.

The interior incorporates timber panelling, expressed timber beams and battens to the ceilings, timber floors and built in furniture in some of the rooms. It was beautifully furnished with antiques collected by the Nathan's. A detailed description of the interior made soon after the house was built is included in Appendix 2.

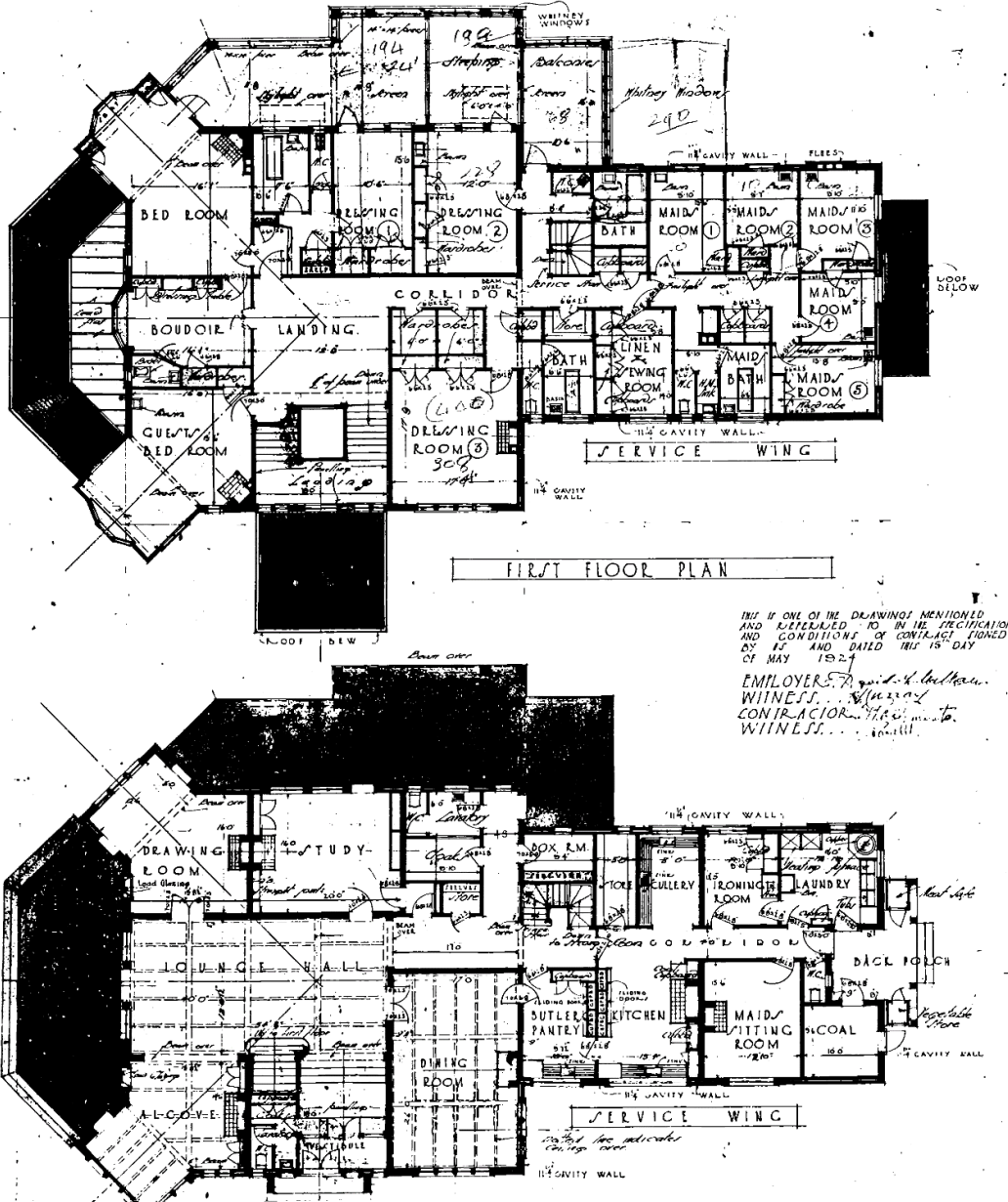


Figure 11: Floor plans for the Nathan Homestead. Auckland Council Heritage records.





Figure 12: The drawing room at 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. The drawing room was on the north-eastern corner of the ground floor, with a doorway off the lounge hall. Manurewa Historical Society, Auckland Libraries, Footprints 06256



Figure 13: The lounge hall at 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. This photograph was taken looking south. The open doorway directly in front leads into the dining room. The corridor is through the doorway to the left. The stairs leading up to the first floor are to the right. Manurewa Historical Society, Auckland Libraries, Footprints 06251

**History of changes to the house.**

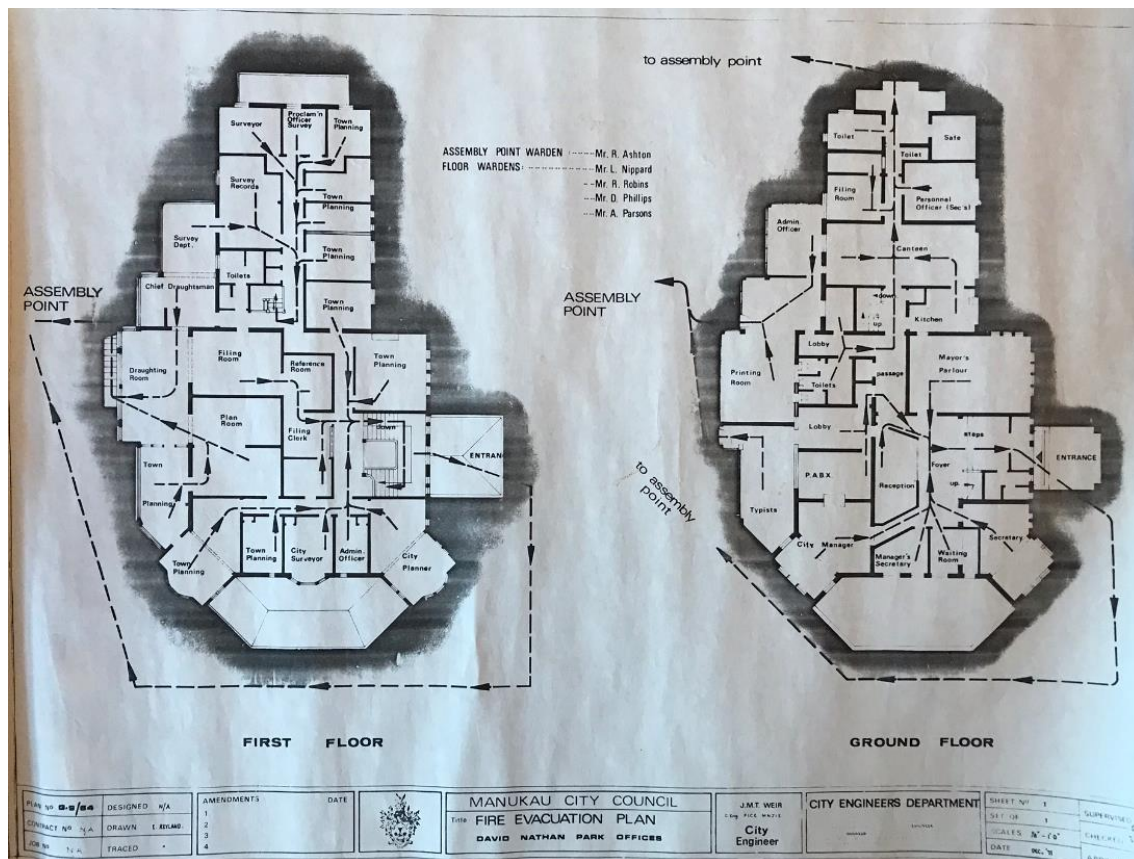
*Text by Stephen Curham*

There appears to have been little change to the house while it was in the ownership of the Nathan family.

In 1963 when ownership was transferred to Manurewa Borough Council changes were made to both the house and the setting, to adapt and reuse the property for office and community use.

The Manukau County Council applied to the Manurewa Borough Council for permission to lease the building as offices in December 1963, on a 10-year term. A reception area was formed, and a parking area sealed.<sup>109</sup> Internal alterations were completed by April 1964.<sup>110</sup> £10,000 was spent on the renovations, to adapt the building for council offices.<sup>111</sup> *“Large rooms were ruthlessly partitioned, elegant oak panelling was painted in utilitarian wipe-clean finish, annexes straggled across the lawns.”*<sup>112</sup> Floor plans show how the house was used as Council offices in 1971, (refer Figure 16).

The Manukau County Council (and Manurewa Borough) was succeeded by the Manukau City Council from September 1965. The homestead remained in use as offices for the Manukau City Council until 1976.



*Floor plans dated December 1971, showing the layout of Manukau City Council offices inside the house. Drawing held at Nathan Homestead.*



The “David Nathan Park Community Centre” was proposed in 1977. A budget of \$27,000 was allocated in the 1977-1978 Council budget for alterations, operation and equipment.<sup>113</sup> The “Nathan Park Homestead” was opened 14 October 1978 by the Minister for Arts, Rt. Hon. Allan Highet.<sup>114</sup>

The homestead provided space for around twenty activities including a pre-school creche, workshops for jewellery making, painting, spinning, pottery and other arts and crafts, as well as rooms for meetings, workshops and exhibitions. The South Auckland Society of Arts and Manurewa Potters were allocated space on the first floor. The South Auckland Rock and Mineral Club were allocated space on the ground floor. The additional building to the south was converted for use by the Manurewa Theatre Group, who contributed funds towards raising the roof and interior refurbishment.<sup>115</sup> Other groups included the Auckland Handweavers, Manurewa Photographic Society, local Bridge Club, and Manurewa Craft and Hobby Group.

Changes to the house have included:

- Internal alterations completed by April 1964 including the enclosure of verandahs to create new interior spaces, changes to interior partitioning, and replacement of bathroom, kitchen and laundry fixtures and fittings.<sup>116</sup>
- Alterations were made to an existing kitchen on the ground floor in 1967<sup>117</sup>
- Internal alterations along with a fire escape stair and a ramp were designed in 1977 by Rigby James and Partners<sup>118</sup>
- In 2003 and 2008 Alterations were made to the toilets in the day-care facility inside the homestead.<sup>119</sup>

## The Water Tower



Figure 14: Views towards the water tower. Photos Matthews & Matthews Architects Ltd 2008

The water tower was constructed at a similar time to the house. It was also designed by architect Daniel B Patterson, based on a post-card image of a Norman Church tower.<sup>120</sup> It provides evidence of the way water was sourced and stored on the property prior to the provision of the Manurewa municipal supply in 1937.<sup>121</sup>

In 1923 the water bore on the Nathan property was at one time to be considered as a possible source of water for wider supply.<sup>122</sup> At a meeting of the Manurewa Town Board in late 1923 the board's engineer noted that advantage could be taken of Manurewa's natural elevation to potentially supply water to Papatoetoe. Nathan's bore was said to contain an excellent supply. A testing pump was to be installed to investigate this potential source.<sup>123</sup> In March 1924 it was reported that Mr Nathan's Hill Road bore provided good potable water.<sup>124</sup> A possible pumping works was even to be considered in the lower portions of Mr Nathan's property. However, other options in the area were also investigated based on water divining by the Reverend Mason.<sup>125</sup>

The water tower is square in plan, measuring approximately 4.5 metres x 4.5 metres and is approximately 14.8 meters high to the underside of the roof. The tower has buttress piers at the corners connected with two horizontal concrete bands on each face. A pointed arch panel is located centrally in the top band on each side. The middle band incorporates two small vent openings on each side. The base has a door opening on the south side and openings containing timber louvred vents on the other sides, (all now covered over to prevent access and vandalism). The exterior concrete face of the tower is finished with a soft terracotta-coloured brushed plaster render, while the corner buttresses, horizontal bands and pointed arch panels are finished in a light grey plaster.

The tower has a hipped roof with flared eaves, with exposed rafters. It is capped with a weathervane featuring a kiwi.

The tower was constructed using shuttered concrete pours which are visible on the interior. A simple ladder made of steel bars positioned diagonally in one corner provides access to the concrete water tank at the top of the tower. The use of concrete construction for the water tower on the Nathan's property was not unusual for the time, however the design of the structure said to have been based on the appearance of a Norman church tower is distinctive. The appearance of the tower bears some resemblance to the tower of a church in Bretagnolles in Normandy in northern France, which has buttressed corners and pointed arched openings.

Early concrete buildings and structures had been built in New Zealand typically using mass concrete. However, after 1900 reinforced concrete construction became more widely used. Innovative engineers and designers at the time were keen to construct in concrete due to its perceived advantages including its resistance to fire and earthquake.<sup>126</sup>

In Auckland, an early use of reinforced concrete was in the construction of the Auckland Harbour Board wharves beginning in 1903 with the extension of the Railway Wharf in ferro-concrete.<sup>127</sup> Grafton Bridge constructed in 1907-1910 was at the forefront of construction technology at the time, having the world's largest single span of reinforced concrete.<sup>128</sup> By the 1920s concrete construction was well-established in New Zealand.<sup>129</sup>



Figure 15: Views inside the tower, looking up towards the tank. Matthews & Matthews Architects Ltd 2008



A drawing prepared by Manukau City Council Engineers Department in 1976 shows the proposed replacement of the water tower roof with a pre-built timber-framed roof clad with galvanised metal roof tiles and copper spouting. The existing roof was to be demolished using a cherry picker, and the pre-made replacement roof installed and the weathervane reinstated.

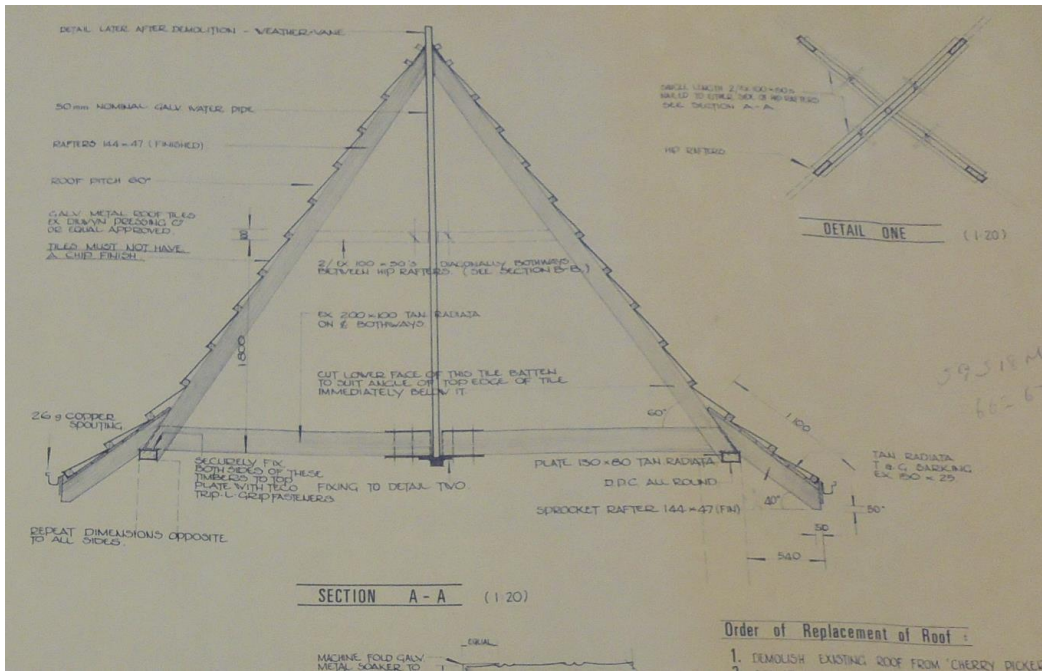


Figure 16: Part of drawing showing Pre-Built Replacement of Water Tower Roof, Manukau City Council, City Engineers Department dated 25 August 1976. File R304009207 Auckland Council Archives South.

## The Dairy



Figure 17: Views of the Dairy. Matthews & Matthews Architects Ltd 2018.

The small building located to the south west of the existing Nathan Homestead is believed to have been built as the dairy around a similar time to the original house on the property in 1910.<sup>130</sup> Dairies were used for making butter. An Assessment of Cultural Heritage Value report by Dave Pearson Architects notes that *Brett's Colonists' Guide and Cyclopedia of Useful Knowledge* commented that a dairy 'for convenience should be detached, dry and airy. A south or south-eastern aspect is best in this country and the building should be shaded by trees to protect it from the sun and keep as cool as possible in summer.'<sup>131</sup> Dairies often had a lofty ceiling and a concrete floor to keep a cool temperature and were sometimes partly dug into a slope.

In the assessment, Dave Pearson notes that the building has many of these characteristics. It has a roof with generous eaves overhang to shelter the brick walls and has a concrete floor. The building appears to have been built in stages. The northern section believed to be the earliest and measures 3 x 3 metres. The south section measures 2.5 x 2 metres. The walls are constructed with a single skin of brickwork, plastered on both sides. The existing roof is corrugated iron. The gabled roof extends past the walls at the north end and is supported on posts. The gable ends are clad in timber shingles and have louvered vents to allow cross ventilation.

Dating from c.1910s, the small building is thought to be the earliest structure on the property and is a reminder of the farming activity and food production on the property. It is the only surviving out-building that formed part of the complex of buildings and glass houses that were located to the south of the existing house.



*Figure 18: Aerial photograph by Whites Aviation in 1949 showing the dairy to the south west of the house together with a range of other out buildings and glasshouses that were located here prior to 1961. Nathan residence, Manurewa, Auckland. Ref: WA-20299-G. Alexander Turnbull Library, Wellington, New Zealand. /records/22769893.*

### **Timber Sheds**

Two small gabled timber sheds are located to the north-east of the tennis court. The date of these buildings has not been confirmed, however, they appear to be early 20<sup>th</sup> century buildings. It is difficult to locate them in aerial photos due to trees, however they appear to be evident in aerial photos dating from 1949 and a site plan dating from 1979, and are believed to form part of the historic development of the property by the Nathan family.

The north shed is clad with timber weatherboards, with boxed corners and has a corrugated iron roof. The inside has painted hardboard linings to its walls and ceiling. The shed has a concrete floor. It has a door and casement windows on the west side, and a door and double hung sash window on the east side, and a fixed window on the north end.

The south shed has timber weatherboards with galvanised soakers at the corners. It has a gabled corrugated iron roof. It has doors on its south and east side, and a window on the north side. Inside, the building has timber sarking beneath the iron roof. In the north west corner is a concrete plinth and pipework, which may possibly be associated with a water bore. It has been noted that the area of the farm north of the sheds may have been used for farming pigs, based on a photograph in the Nathan Homestead.





*Figure 19: View to east side of the timber sheds located to north east of the tennis court. Matthews & Matthews Architects Ltd 2018.*



*Figure 20: View to west side of the timber sheds. Matthews & Matthews Architects Ltd 2018.*



### Architect- Daniel B Patterson

The David Nathan Homestead is significant as an example of the residential work of architect Daniel Boys Patterson, a prominent Auckland architect. At the time of the building of the Nathan Homestead, he was engaged by L D Nathan Company in designing their eight-storey reinforced concrete warehouse and offices in Fort Street.<sup>132</sup>

Patterson was born in Southampton, he trained and worked as an architect in England and later immigrated with his wife Elsie and their daughter, to New Zealand in 1910. Their son was born in New Zealand that year.

Patterson became a member of the New Zealand Institute of architects in 1914. By the 1930s, Patterson was one of Auckland's most prestigious architects, designing commercial buildings, churches as well as many buildings for the ASB Bank. Later as the senior partner in the firm of Patterson, Lewis and Sutcliffe he oversaw the expansion of the ASB branches into suburban Auckland. He was a member of the board of governors of the Diocesan High School, a Council Member of the Sailor's Home and had served as a District Grand Master of the English Constitution of the Masonic Lodge in Auckland. Patterson died on 3 May 1962 aged 82 years.<sup>133</sup>

A selection of prominent buildings designed by DB Patterson includes:

1914 Ellison Chambers Queen Street,  
1916 Additions to St Mary's Convent, Ponsonby, Auckland,  
1918 Patterson Wing at St John's College,  
1922 Roman Catholic School and Convent, Avondale,  
1923 Fire Station, Ponsonby, Auckland  
1924 LD Nathan & Co Fort Street Premises.  
1924 Gifford's Building on the corner of High Street and Vulcan Lane, Auckland City,  
1925 St Mark's Church Te Aroha  
1926 Mt Albert Borough Council Offices  
1927 St David's Memorial Church, Khyber Pass, Auckland  
1930 St Stephens College, Bombay<sup>134</sup>,  
1931 Auckland Savings Bank, Jervois Road, Auckland  
1932 St Stephens School, Bombay, Auckland.  
1938 Sisters of Mission Convent, Hamilton  
1938 the Commercial Hotel in Victoria Street, Hamilton

Houses designed by Patterson include the Nathan Residence in Manurewa built in 1923-1925, the Delany Residence for PJ Delany in Grafton Road, 1929, the Stewart Residence for JH Stewart in Epsom in 1929 as well as a house for Dr Elaine Gurr in Symonds Street.<sup>135</sup>

The firm of Patterson Lewis and Sutcliffe designed numerous branches of the Auckland Savings Bank in the 1950s and 60s as well as Holy Family Home for the Aged, Hastings in 1957.<sup>136</sup>

**Builder- Thomas Clements Ltd**

*Text by Lisa Truttman*

(Hubert) Thomas Clements (c.1886-1955) was born in Launceston, Tasmania. He arrived in New Zealand in 1901 and was said to have been involved in a number of building projects early in his career, including the Christchurch Exhibition (1906) and St Matthews in Auckland (1902). He settled in Otahuhu in 1910,<sup>137</sup> and began his own business in 1912.

In 1917, he undertook his first large contract, that for the Matangi Glaxo Works, followed by the Frankton Casein Storage Works, along with numerous dairy factories.<sup>138</sup> In 1918, his contracts with the NZ Dairy Association excused him from service in the war,<sup>139</sup> and he was working as far afield as Matamata.<sup>140</sup>

After the war, his firm constructed houses for returned servicemen until 1922. In 1926, he was involved with the Royton Estate in Mangere, constructing bungalows.<sup>141</sup>

His factory and premises in Otahuhu burnt down in a fire in 1927, but Clements soon recovered and went on to work on St John's College at Bombay, Holy Trinity Church in Otahuhu, the Star of the Sea Convent at Howick, Dalgety & Co's wool store, and most of the buildings built for R & W Hellaby Ltd and Forest Products Ltd. The firm also engaged in contracts for Kempthorne Prosser & Co Ltd, Westfield Freezing Co, Auckland City Abattoirs, and the Auckland Meat Company, as well as the Commercial Hotel in Hamilton.<sup>142</sup> Clements also built the obelisk on Maungakiekie/ One Tree Hill in Auckland erected for Auckland's centenary celebrations in 1940.<sup>143</sup>

He was a member of the Otahuhu Borough Council 1917-1935 and 1943-1946 and served as Mayor from 1929-1935. He is associated with major district improvement schemes during 1923-1927. In 1939 Thomas Clements & Co were the contractors for the obelisk on One Tree Hill.<sup>144</sup> He provided the site for the Otahuhu RSA building and donated the Ethel Clements Memorial Plunket Rooms in 1955.<sup>145</sup> The business was formed into a company in 1941, and Clements retired in 1947 to Bucklands Beach.

## 4.0 LANDSCAPE DISCUSSION

### Overview of the Garden in the Nathan Family's Time



*Figure 21:*View towards the eastern side of the Nathan family's residence, c. 1935. Manurewa Historical Society, Auckland Libraries, Footprints 06238.

### Garden Style

Developed from 1910, the garden around the house was Edwardian in its origins and was developed by David Nathan with the assistance of professional gardeners from the 1910s through to the 1940s. The garden was developed within a pastoral setting; located on part of the Nathan's farm property. The area of bush as well as views out over the farmed landscape were considered as part of the landscape design, along the lines of an English park, where distant views were incorporated into the landscape design and open expanses contrasted with areas of dense planting.

The garden was well-established with the first house on the site from 1910 to 1923, including the sweeping drive, edged with flowering plants and shrubs.<sup>146</sup> Evolving development of the landscape while the Nathan family lived at the property reflect changes made after the existing house was built in 1925, knowledge and interests in plants, ideas gathered during travel, as well as likely input from gardening staff.

A report on the landscape at David Nathan Park by Treeline Parks Services Ltd (Treeline) in 2014 notes that the landscape reflects a range of influences, including Arts and Crafts, Gardenesque, Plantsmen's Gardens and Tudor. A varied range of styles and themes in parts of the garden are evident in the remarkable historic photographs of the garden taken around the mid-1930s, now able to be viewed as part of Auckland Libraries Footprints collection. Descriptions of the garden in newspaper articles from the 1910s to 1930s also assist with an understanding of the range of plantings and features that made the garden distinct and how important it was in the social life of the Nathan's property.

## Arts and Crafts

Edwardian gardens reflected ideas developed as part of the Arts and Crafts Movement (1880s–1920s). In contrast to formal Victorian gardens, built garden structures were often contrasted with effusive informal plantings. Intimate areas close to the house formed by hedging or walls gave way to the landscape beyond, with views to woodland glades, and wilder areas with rustic paths and water gardens. Features such as ponds or fountains were often used along with herbaceous borders.

The landscape at 'The Hill' would have been well-suited to this style of garden, with its elevated location, expansive views over the surrounding area, and the surviving stand of bush. The homestead was built on a high point which offered a vista to the north over the farmland. Historic photos of the curving drive lined with flowers and shrubs leading towards the 1910-23 house reflect this style of garden.

Treeline note the influence of the Arts and Crafts ideas is evident in Nathan's garden, including the garden beds with a cottage garden appearance with a mix of perennials, annuals and woody shrubs. Gardens of this style involved the work of several gardeners throughout the year.<sup>147</sup> The Nathan's are said to have employed seven gardeners.<sup>148</sup>

## Gardenesque

Treeline note that Nathan's garden exhibited features borrowed from Victorian England from the 1830s to 1900, when plant collectors travelled and brought back many different species, which were displayed to best advantage. This style became known as Gardenesque and was evident in Nathan's garden in the terracing, paths, eclectic mix of plants, collections of orchids, and trees and shaped garden beds set into lawns.<sup>149</sup>

## Plantsmens Gardens

Plantsmens Gardens of the early to mid-twentieth century were developed by plant enthusiasts and often had garden rooms reflecting different themes. Treeline note these ideas were evident in David Nathan's garden, which included a series of garden rooms to the south east of the homestead. Other indicators of this approach include the plant variety and features such as the rock garden.<sup>150</sup>

## Tudor Style

The 1925 homestead was designed in Tudor style and this style may also have been reflected in the landscape. Treeline note features that reflect this influence in Nathan's garden include terracing in front of the house, a parterre inspired garden room, the octagonal walled garden with sundial centrepiece and the use of topiary, archways and frames for climbing plants.<sup>151</sup>

## Picturesque

Picturesque landscape design sought to evoke the 'natural' landscape appearance including rougher terrain as well as asymmetric composition rather than axial geometry. Picturesque landscapes included rolling pastoral designs to more dramatic landscapes complete with ravines and artificial ruins, enhancing a sense of the romantic or the sublime. At the Nathan's Manurewa property, the 'Picturesque' would be represented by the bush as a large 'grove' and specifically the old gnarled Puriri trees individually or in groves. The concrete water tower in association with the bush and the pre- 1900 totara trees, planted or survivors

from farm activity, now in the garden are also considered Picturesque elements. The only old oak in the garden has epiphytes as native lilies perched on the boughs that would be associated with the Picturesque.<sup>152</sup>

### Descriptions of the Garden in the Nathan Family's Time

Mr Roscoe was the Head Gardener in the late 1910s, which was a position he had held earlier in the large garden at St Kevens. Mr Allsopp became the farm manager and was described as a very progressive farmer.<sup>153</sup> Sheep and cattle were farmed on the property.<sup>154</sup>

The bush was described as being in a sad state when the Nathan's purchased the property. Cattle damage to the undergrowth was leading to the decline of larger trees. David Nathan had it fenced and ditched enabling the undergrowth to regenerate.<sup>155</sup>

The driveway which was lined with beds of flowering plants and shrubs and edged with a terracotta channel drain, was in place with the first timber house.<sup>156</sup>



*Figure 22: View of the driveway leading towards the first house on the property c.1920, after the second storey had been added. Photo displayed in the Nathan Homestead from Dennis Nathan's family album.*

The garden clearly became a beautiful feature of the property where the Nathan's hosted numerous social events. In February 1915 Mrs Nathan had a picnic for 65 children from Freemans Bay Kindergarten, who came to Manurewa by train.<sup>157</sup> Mr Nathan donated daffodils for the table decorations for a Plunket Society dance in August 1919.<sup>158</sup> In 1921 he contributed a splendid display of cut flowers to the Manurewa Show Society's Spring Exhibition.<sup>159</sup>

A description of the garden in following the construction of the new house in 1925 noted that the sweep of the lawns 'was broken here and there with flowering shrubs and clusters of sheltering trees'. From the terrace there was a wide and extensive view of the surrounding country and a glimpse of the Manukau. Trellised screens of rambler roses and archways formed the setting for the garden plots bordered with tiny flowering plants.<sup>160</sup>





*Figure 23: View towards the north side of the house c.1925, showing what appear to be changes being made to form the terrace in front of the house. Photo displayed in the Nathan Homestead from Dennis Nathan's family album.*



*Figure 24: View towards the north side of the house c. 1925 showing the terrace in front of the house. Photo displayed in the Nathan Homestead from Dennis Nathan's family album.*

The terraced lawn to the north of the house appears to have been formed or more formally edged at a similar time to the existing house. Historic photos show a change in level being formed. Initially the red brick walls did not extend right along this change in level. There were brick walls framing the stairs, with a grassed bank to either side.





*Figure 25: View towards the north and east sides of the house. At this stage a grassed bank, lined with hydrangeas edges the change in level from the drive to the lower lawn. Photo displayed in the Nathan Homestead from Dennis Nathan's family album.*



*Figure 26: View towards the house from the east. Photo displayed in the Nathan Homestead from Dennis Nathan's family album.*

In the late-1920s and early 1930s the beautiful grounds were the scene of numerous social occasions and were opened to the public for fund raising events.<sup>161</sup> The tennis court was built by the late-1920s at least; tennis and games were played at a party for young people in December 1927.<sup>162</sup>



*Figure 27: A corner of Mr and Mrs David L Nathan's garden at their home 'The Hill' which was to be open to the public in aid of funds for the Campbell Free Kindergarten. New Zealand Herald 24 November 1933, p.8. (Research copy only.)*

Mrs Nathan was described as 'one of the few and true lovers of New Zealand ferns and her private fernery, flanked about by old carved wood made to represent a Maori pa, is a characteristically New Zealand retreat.'<sup>163</sup>

Members of the Lyceum Club Gardening Circle were invited to view the grounds in April 1933. The garden was described as having a winding drive leading from the gate to the house and a wonderful collection of rare flowering shrubs gathered from all parts of the world.

There were flowering beds of dahlias, asters, zinnias, cannas and marigolds, and glasshouses containing orchids, gloxinias, and rare exotic ferns. A feature of the grounds was the beautiful bush, which had a Maori fern house and near-by a lily pond. There were beautiful views of the surrounding country from many parts of the grounds.<sup>164</sup>

The 'porch' or terrace was an important part of social events hosted at the Nathan's home, used to serve afternoon tea at garden parties or to provide a comfortable place to sit.<sup>165</sup>

Growing flowers for picking for display in the house was an important component. Descriptions of events at the house described the array of flowers used to decorate the interior.<sup>166</sup> Photographs of the interior of the house dating from c.1935 show vases of flowers of varied types throughout the house.<sup>167</sup>



The Maori fern house was featured in a photograph of the Nathan's property in an article in the *Ladies Mirror* in 1922.<sup>168</sup> The structure was a composite construction of carvings from various sources, mostly from Rotorua, where the Nathans had business interests.<sup>169</sup> (Maori carvings were also a feature of the chimney piece in the library inside the house at that time.)

The incorporation of carved houses into New Zealand and English gardens reflects Picturesque landscape garden traditions, incorporating architectural elements or follies. Between the late 1880s and 1930s, a number of complete or partial carved houses were appropriated as follies into landscapes around stately homes in England and New Zealand, disregarding or contravening Māori norms of usage.<sup>170</sup>

In 1974-75 Lawrence Nathan presented all of the carvings from 'The Hill' garden house to the Orakei Marae Trust Board, and the board placed them on loan for safe-keeping in Auckland Museum (AM47175).<sup>171</sup>



*Figure 28: View of the walled garden looking back towards the homestead, c. 1935. Manurewa Historical Society, Auckland Libraries, Footprints 06237. The brick wall did not yet extend to either side at the top of the steps, where a planted bank appears to be evident. A sun dial was located in the centre of the walled garden, with open views back to the house.*

The Nathan's were well-travelled, and the garden incorporated ideas gained on their trips to Europe. An old Italian garden was said to be the model for borders of house leeks, three-foot-high espalier fruit trees and bright patches of flowers. The garden included 'delightfully informal rock gardens'<sup>172</sup> and stone paths.<sup>173</sup> A sunken lily pond with stone flags surrounded with blue irises and lilies was described as a recent addition to the garden in 1934.<sup>174</sup> (This feature is visible in an aerial photo from 1959 to the east side of the house, in part of the grounds that is now lawn.)

A report prepared by Treeline Ltd in 2014 provides an overview of the garden during the Nathan Family's time based on analysis of historic aerial photographs.

Whites Aviation photographs were taken in 1949, not long after David Nathan's death in 1944, while Simone and some of the children were still living there. These images provide a record of the design and layout of the garden in the Nathan era.

A sweeping driveway entered the property from Hill Road to the west of the house. It followed a curve to the north of the house and continued past and to stables located close to Hill Road adjacent to the remnant stand of bush. A hedge was located along the Hill Road edge of the property. Other buildings and structures located to the south and east of the water tower, close to Hill Road no longer remain.

A separate driveway connected from the rear of the stables to Hill Road, where there was a white fence and gate. The existing location of the east driveway and gate differ from this earlier arrangement. The driveway was repositioned in conjunction with the subdivision of sections along Hill Road.



*Figure 29:* Aerial view looking towards the homestead from Hill Road. Photo displayed in the Nathan Homestead from Dennis Nathan's family album.

To the north of the house, were lawns with trees and shrubs, spaced to allow expansive views. There was possibly a ha-ha, or change in level, to the north of the lawn to prevent grazing animals gaining access to the garden.<sup>175</sup> The walled garden feature was on axis with



the main facade of the homestead. Terraced steps led down to a flagged stone path leading to this small garden enclosed by octagonal brick walls. Roses and ground covering annuals were located outside the walls. The path was bordered by herbaceous perennials and a low clipped hedge.

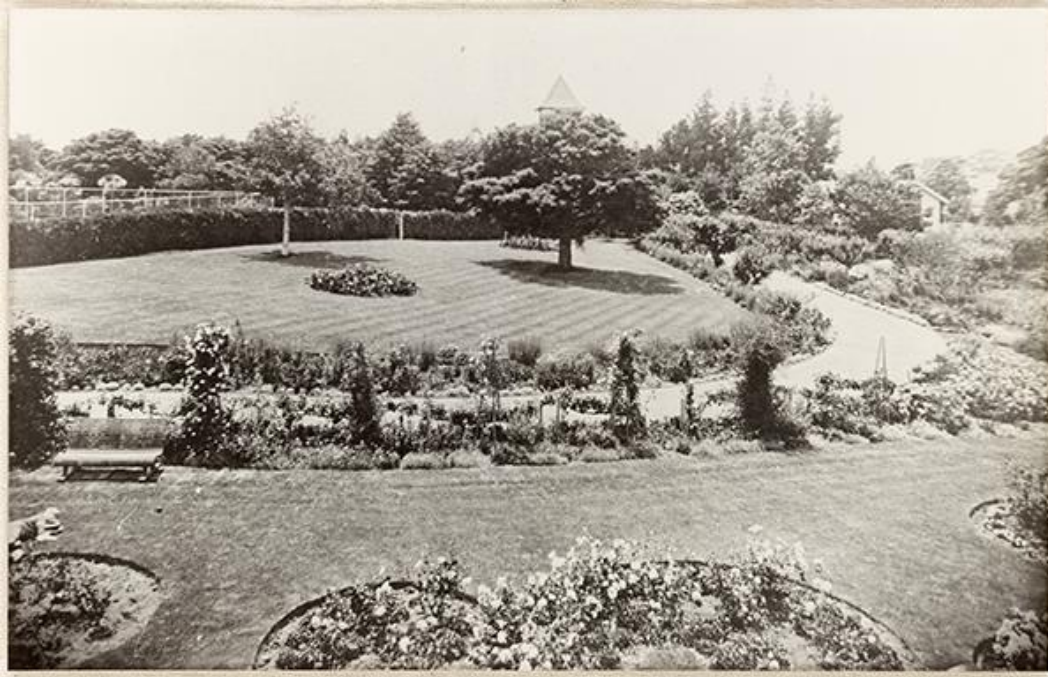
A croquet lawn was located to the west side of the homestead and a tennis court was positioned to the north-east, near to the remnant forest.



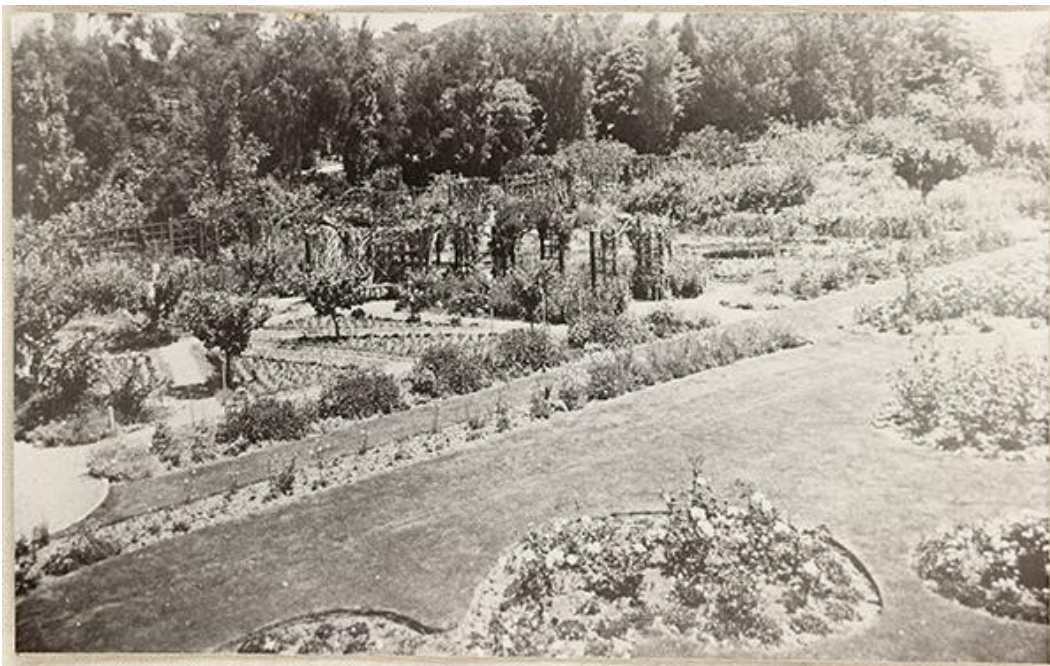
*Figure 30: View to the croquet lawn to the west side of the Nathan family residence, c.1935. Manurewa Historical Society, Auckland Libraries, Footprints 06243.*

The tennis court was in place at least by 1927, when its use was reported for a garden party hosted at the property.<sup>176</sup>

Herbaceous plants and shrubs were used to edge the driveway, the paths, the terrace in front of the homestead, the boundary between the garden and the farm. Circular planting beds were set within areas of lawn to the east of the house and within the north lawn.



*Figure 31: View of the grounds from the back driveway at 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. Manurewa Historical Society, Auckland Libraries, Footprints 06240.*



*Figure 32: View of the gardens at 'The Hill', the Nathan family's residence in Hill Road, Manurewa, ca 1935. This is the view from the window on the eastern side of the house, overlooking the carefully planned rose and formal gardens. Manurewa Historical Society, Auckland Libraries, Footprints 06242.*

To the south and east of the homestead was a series of rectangular 'garden rooms', one of which included a pond. A separate house for the farm manager was also located to the south west of the house. Trees were located to the south of the garden rooms, screening views of the house and property from Hill Road.

In some earlier photos the driveway to the east of the house was edged with a series of obelisk shaped frames that climbing plants grew over. The tennis court was bordered in flowering shrubs.

At the south of the house was a collection of glasshouses and other out-buildings. Mostly these structures have subsequently been removed, however the small gabled building to the west of the house remains and is thought to have been the dairy. (Refer Figure 21)



*Figure 33: Aerial photograph taken by Whites Aviation showing the Nathan Homestead and garden from the east, April 1949. Nathan home, Manurewa, Auckland. Ref: WA-20228-F. Alexander Turnbull Library, Wellington, New Zealand. /records/23213506.*





*Figure 34: View of the entrance to the west driveway c.1935. The drive was edged on both sides by stone retaining walls, and a row of trees. Manurewa Historical Society, Auckland Libraries, Footprints 06239.*

A rock garden remains adjacent to a path on the south side of the tennis court, and rock walls are used around the south and west side of the tennis court. Descriptions of the garden from the 1930s noted rock gardens as a feature.

The red brick walls used in walls around the octagonal garden, to either side of the stair leading to it and along the northern terrace are likely to have been incorporated into the garden at a similar time to the 1925 house. The walls incorporate a hit and miss pattern at the top and piers with inset planters.

Some of the existing brick walls were built at different times and some have been reconstructed. This is evident in the quality of workmanship and varied types of bricks used, including modern bricks in some areas.

Photos from the 1930s show that the croquet lawn at that time had brick walls along part of east side, but the south side was edged with plants. (Refer Footprints 06243 and 06236). A historic aerial photograph dating from 1959 suggests that brick walls were located on the north, east and south sides of the croquet lawn by that time.

To the north of the house, the brick walls initially enclosed the octagonal garden feature and framed the stairs. They did not extend to either side of the stairs along the edge of the drive as they do now. There was a planted and grassed bank instead along this edge. (Refer Footprints 06237).

An orchard was located to the east of the bush, in an area which is evident in the 1959 aerial photo. (Figure 36) A mature pear tree that formed part of the orchard remains evident adjacent to the bush near Grande Vue Road.





*Figure 35: View of the grounds and surrounding area, 1959 Aerial photograph, Auckland Council Geomaps.*



*Figure 36: View of the house and garden, 1959 Aerial photograph, Auckland Council Geomaps.*

### Changes to the garden -1960s Onwards

In the early 1960s the decision was made by members of the Nathan family to subdivide and sell land on the Manurewa side of the Motorway, which was developed as Hill Park.<sup>177</sup> To retain David Nathan's beautiful garden, the house and an area of land around it were offered to Manurewa Borough Council, in part as reserves contribution and part gifted.<sup>178</sup> On the 14 November 1961 Manurewa Borough Council agreed to accept the Nathan family's house, 'The Hill', along with eight acres of gardens and bush, from the family in lieu of a reserve contribution for their new Hillpark (Hill Park) subdivision.<sup>179</sup>

Vegetation in the bush consists of 15-20 m tall canopy of old growth totara- kahikatea forest with a sub canopy of Kohekohe, karaka, taraire and Puriri. Nikau, mahoe and karaka are common in the understory. The ground cover comprises seedlings of canopy species, particularly karaka.<sup>180</sup>

### Manukau County Council Use 1963- 1976



*Figure 37: View towards the Nathan Homestead from Hill Road in November 1963. The removal of trees had made the homestead much more visible. Photograph Murray Freer, Stuff Ltd, Auckland Libraries, Footprints 00075.*

In 1963 the Manukau County Council leased the building as offices and internal alterations were made to the house for this purpose. A number of changes were also made to the garden.

In 1963 trees were removed along Hill Park Road in conjunction with the Hill Park subdivision, leaving the Nathan Homestead quite exposed. A mix of fast and slow growing trees was planted to provide privacy for the residential properties. The purchase of two lots fronting Hill Road (209 and 210) containing glasshouses was recommended to maintain power, water and telephone services to the house.<sup>181</sup>

An offer of 50 pounds was accepted in 1964 for the removal of three glasshouses located to the south of the house.<sup>182</sup>

In the same year Hortus Contractors recommended sowing parts of the grounds in grass to facilitate maintenance. A rock garden area behind the tennis court was to be removed and the area sown in grass because it required a lot of labour.<sup>183</sup>

In 1965 a pond including stone paving and water lilies was drained and filled.<sup>184</sup> A site plan shows the location of the pond which was located to the east of the carpark, behind the residential properties along Hill Road.<sup>185</sup>

On 3 July 1965 a Tennis Pavilion located adjacent to the tennis court was gutted by fire and was subsequently demolished.

In the same year an additional building to provide office accommodation was proposed to the south of the house for Manukau County Council. The proposed building comprised 'two Keith Hay type units transported to the site ready built, and removeable at the end of the Council lease'. A trellis fence and row of fig trees was to be left intact and glasshouses were to be demolished and disposed of. Civil Defence was to be accommodated in the building along with engineering and parks staff. (Although needed, the proposal was considered to be detrimental to the amenities of the adjoining residential properties.)<sup>186</sup>

In 1976 the roof of the water tower was replaced.<sup>187</sup> Egress stairs and a ramp were designed for the homestead in 1977.<sup>188</sup>

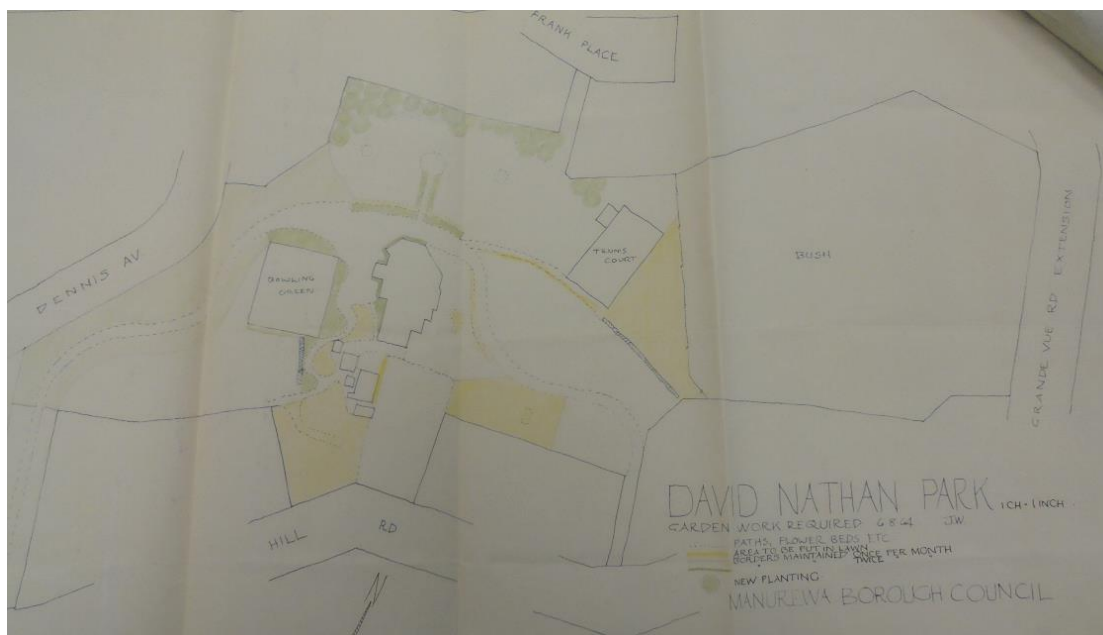


Figure 38: 1964 Site Plan showing Garden Work Required at David Nathan Park, Hortus Contractors. Auckland Council Archives South. Garden areas shown in yellow were to be changed to lawn, including a rockery adjacent to the tennis court. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1.

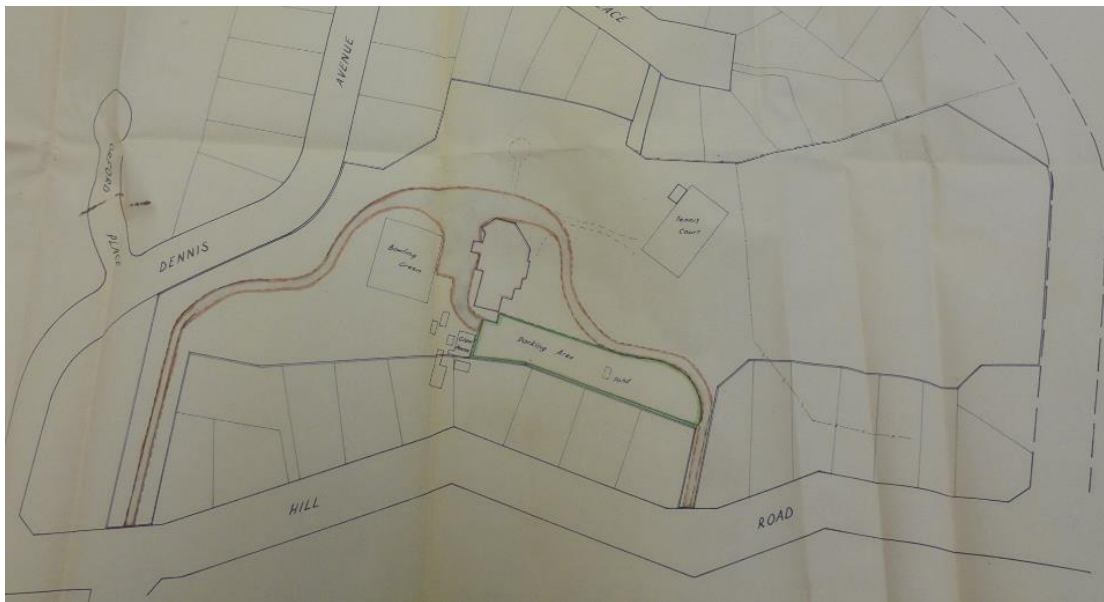


Figure 39: Site Plan showing Accessways and Parking Areas, Manurewa Borough Council. The location of the pond to the east of the house is shown. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1.

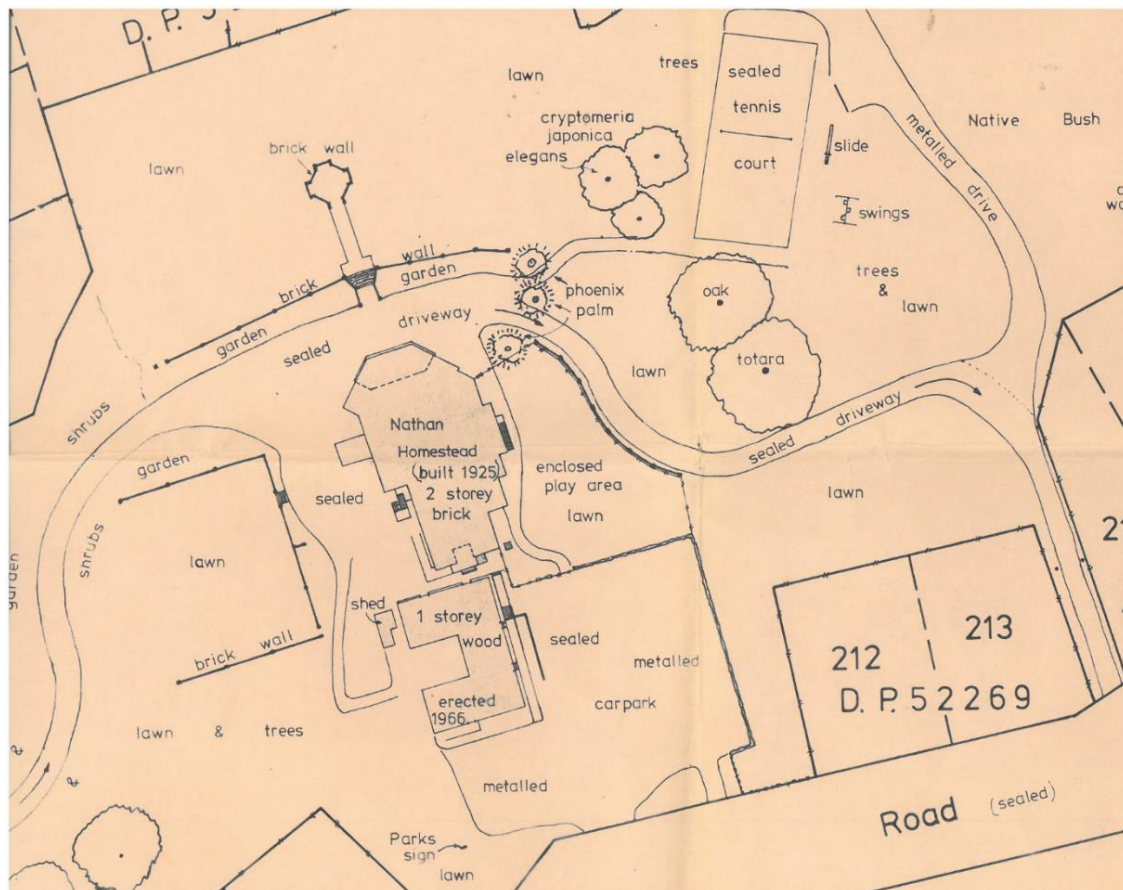


Figure 40: Part 1979 Site Plan, Manukau City Council. Source is assumed to be Manukau City Council records in Auckland Council Archives. A copy of this plan is held at Nathan Homestead.<sup>189</sup>

Note brick walls along three sides of the croquet lawn are shown, however no brick wall is shown adjacent to the west side of the house.



## Manukau City Council Community Centre 1978 -

The homestead remained in use as offices for the Manukau City Council until 1976. The “David Nathan Park Community Centre” was proposed in 1977, and was officially opened in October 1978, with space leased to local arts and crafts groups.<sup>190</sup>

The additional accommodation building was altered to house a Theatre and the Rock and Mineral Club. In 1978 a retaining wall was built on the west side of this building and a timber fence was constructed to enclose the area on the east side of the homestead for a pre-school play area.<sup>191</sup> Extensions were made to the Theatre and Rock and Mineral Club building in 1985, infilling the centre of the U-shaped building.<sup>192</sup>

In 1992 a Concept Masterplan was prepared for the Homestead and David Nathan Park.<sup>193</sup> Some of the areas of planting shown on this plan were implemented along the east side of the driveway however other parts of the concept were not realised.

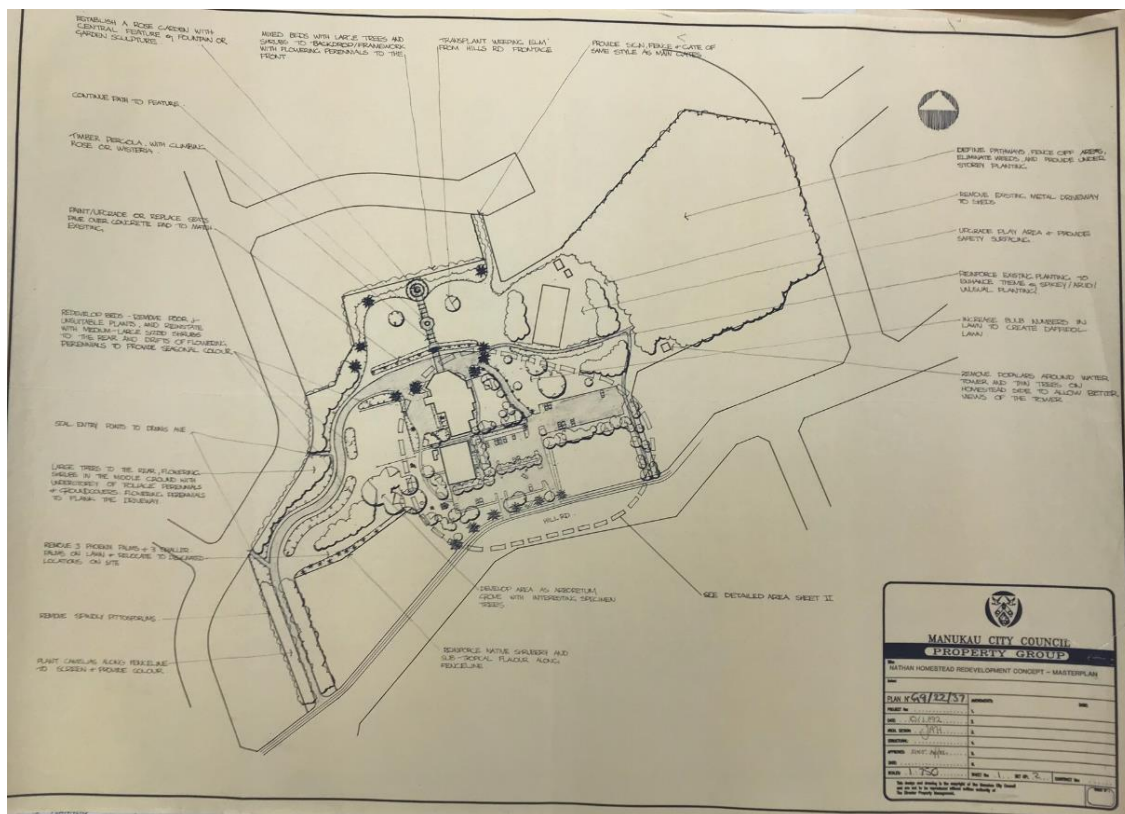


Figure 41: Nathan Homestead Redevelopment Concept Masterplan Manukau City Council, 1992. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1. Auckland Council Archives South. R304009207.

In the early 2000s the timber pergolas and canopies were built to provide a sheltered connection from the carpark around to the main entrance on the west side of the homestead.<sup>194</sup>

### **Landscape Gardener – Edward Roscoe**

Gardener, Edward Roscoe (1854-1930) was born in Stockport, Cheshire in England, the son of Joseph Roscoe, a stone mason and Elza Plant. His wife, Elizabeth Ann Green was born in 1856 and was a school mistress. Later living at Droylsden, Ashton Under Lyne, in Lancashire, Edward and Elizabeth had two daughters, Thirsa and Mary Roscoe.<sup>195</sup>

While research to date has not confirmed when the Roscoe's arrived in New Zealand, in 1894 Edward Roscoe offered his services as a gardener from his location in Beresford Street as 'Landscape and Jobbing Gardening carefully and promptly attended to by practical gardener; terms reasonable; references. Edward Roscoe...'.<sup>196</sup>

A year later another advertisement from 'Edward Roscoe, Epsom' sought employment as a 'thorough Practical Gardener, with good testimonials. Understand vines etc...'.<sup>197</sup> In 1899, a notice in the *Auckland Star* for tenders to purchase grapes from the late Mr Hesketh, St John's Wood, Epsom advertised inspection of the grapes through Mr Roscoe, Gardener.<sup>198</sup> In 1904 another advertisement offered Mr Roscoe's service as a 'Gardener' based at Fairfax Road, Epsom.<sup>199</sup>

By 1919 Edward Roscoe was the elderly Head Gardner at the Nathan's Manurewa property, a position he had held at the family's St Kevens property in Karangahape Road.<sup>200</sup>

*The Wisers Directory* for 1926-27 contained a listing for 'Roscoe, gardener Manurewa' (Page 1695) which matches our Roscoe.<sup>201</sup> This would place him still engaged as a gardener aged 73 years. Edward Roscoe died in 1930.<sup>202</sup>

## 5.0 CULTURAL HERITAGE SIGNIFICANCE

### General Approach

A summary of the cultural heritage significance of David Nathan Park and Homestead has been prepared based on the range of values that make this place significant. This understanding is important in developing appropriate policies to ensure the significance of the place is retained in its ongoing use and care.

The general approach to assessing the cultural significance of a place comes from an understanding of the historic development, physical character, uses, relationships, and associations of the place over time. The nature and extent of this significance can be summarised based on a range of characteristics for example: whether the place has associations with particular events, ideas, or persons in history or represents significant patterns in historic development; the extent to which the place demonstrates design and/or construction techniques or knowledge of the time; whether the place has aesthetic significance due to either its uniqueness or is representative of commonly held ideas of beauty, design and form.

### Assessment of Significance

An assessment of the significance of David Nathan Park and Homestead has been prepared based on heritage criteria set out in the in the Auckland Unitary Plan. These criteria are generally similar to those in the Heritage New Zealand Pouhere Taonga Act 2014.

#### (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.*

David Nathan Park has cultural significance as part of the wider landscape of Manurewa and Manukau.

Once set within the Nathan's farm, David Nathan Park is significant for its association with the earlier rural character of the Manurewa area and its development in the early decades of the 20<sup>th</sup> century. The stand of bush on the property is one of a number of areas of bush that were retained in the historic development of Manurewa and are a distinctive feature of the district. The property has an important relationship with the history of the surrounding area, including Orford Park, Totara Park and the Auckland Botanic Gardens, street names as well as other historic buildings in Manurewa.

David Nathan Park and Homestead are of significance for their association with the family of David and Simone Nathan, who purchased the property in 1910 as part of a larger farm estate. David Nathan became a director and later chairman of the LD Nathan & Company, one of New Zealand's most successful businesses. The Nathan family were prominent in the Jewish community and David Nathan was president of the Auckland Hebrew congregation for some time. He was the first Consul to Portugal, appointed in 1926. Simone Nathan was amongst the first members of the New Zealand branch of the Women's International Zionist Movement and took a keen interest in the welfare of women and children, supporting the Sir John Logan Campbell Kindergarten, Plunket, and the Manurewa Company of Girl Guides. During

the Second World War Mrs Nathan was the convenor of the League of Womenfolk of the Overseas Forces.

The landscape retains physical evidence of the progressive development of the property and the range of garden design styles, plants and elements developed during the Nathan family's ownership dating from 1910 to 1961. The Dairy provides evidence of the range of early outbuildings on the property while the 1925 house and water tower provide evidence of the changing needs of the family after the fire in 1923 destroyed the first timber house.

The water tower is significant for demonstrating the way water was sourced and stored on the property prior to the provision of the municipal supply in 1937. The water bore on the Nathan property was investigated as a potential source of water for the wider area in the 1920s.

The Dairy is significant as the earliest structure on the property, built c.1910s and is associated with the farming activity and food production on the property.

The Nathan's home and garden are significant in Manurewa and the Auckland region for their association with numerous social occasions and events held in support of the community, such as picnics and fundraising events.

The sale and gifting of the property to Manurewa Borough Council in 1961, and the development of Hillpark subdivision reflects the impact of the construction of the Southern Motorway on the farm. The Council use of the property after 1961, firstly as offices and later as a community arts and cultural centre owned by Auckland is significant for enabling a long-term community connection to the place.

David Nathan Park and homestead are significant in the Auckland region as an example of a substantial house and garden that formed part of a larger agricultural landscape, where reasonably few examples now remain. Other similar properties include The Pah Homestead within Monte Cecilia Park in Hillsborough and Alberton in Mt Albert.

### **(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.*

David Nathan Park is recognised as having significant ecological, historic and cultural value. The value of the house and surrounding landscape locally and regionally is demonstrated by the inclusion of the place in Auckland Council's Schedule of Historic Heritage and in its classification as a Historic Reserve under the Reserves Act 1977.

Te Ākitai Waiohū consider the park has cultural significance as part of the wider landscape of Manurewa and Manukau that were used by their people for fishing, travel, occupation and cultivation.<sup>203</sup>

The place has a special association with the family of David and Simone Nathan, who purchased the property in 1910, initially as the family summer home and later their permanent residence.



**(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.*

Te Ākitai Waiohū consider the park has cultural significance as part of the wider landscape of Manurewa and Manukau that were used by their people for fishing, travel, occupation and cultivation.<sup>204</sup> Rongoā Māori classes utilise the bush areas at David Nathan Park for plant identification.

**(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.*

David Nathan Park is significant for the potential to contribute to an understanding of cultural and natural history through scientific or scholarly study. The bush area is recognised as being of ecological value. Rongoā Māori classes utilise the bush areas for plant identification. Archaeological investigation has potential to reveal further information about the development of the landscape, including features such as the lily pond to the south-east of the house, stone features located within the bush and possibly the location of the water bore or ha-ha.

**(e) Technological**

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

While the house is built using traditional construction methods and materials for the period, it also demonstrates a high standard of craftsmanship in its detailing. The use of concrete construction for the water tower in 1925 reflects the increasing use of this material at that time.

Surviving rock features in the garden including the walls adjacent to the west drive, adjacent to the tennis court and the nearby path as well as features found in the bush are likely to be early landscape features. Brick walls were constructed in the landscape after the construction of the existing house in 1925, developing a relationship between the material used on the house with the landscape design in the years that followed.

**(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.*

David Nathan Park and homestead are one of the best Auckland examples of a substantial early 20<sup>th</sup> century dwelling and garden remaining on part of an agricultural landholding, and retain significant evidence including the main house, water tower,

former dairy, driveway, tennis court, croquet lawn, paths, brick walls, rock walls, gardens, trees and plantings that are associated with the period that the Nathan family owned the property. The design of the garden is significant for reflecting the interests and garden knowledge of David Nathan, as well as employed landscape gardeners including head-gardener Edward Roscoe.

The house is significant as an example of a residential design by one of Auckland's most prominent architects, Daniel B Patterson, best known for his design of buildings such as Ellison Chambers in Queen Street, St David's Memorial Church in Khyber Pass and St Stephens College in Bombay. Its design in Tudor style reflects the English Domestic Revival that was an important influence on New Zealand's residential architecture in the early decades of the 20<sup>th</sup> century. The house also demonstrates the influence of the Arts and Crafts and Bungalow style. The interconnection of spaces such as the Hall and Lounge along with interior detailing including panelled timberwork, timber floors and ceilings with expressed beams and battens reflect this combination of influences. Distinctive features such as the sleeping balconies reflect ideas at that time of the health benefits of fresh air. The house remains largely intact demonstrating the contemporary way of life, planning, detailing and interior design for the Nathan's substantial home, including the arrangement of the service wing.

The house is also significant for its association with Otahuhu-based builder Thomas Clements, who built a number of substantial commercial buildings and churches as well as obelisk on Maungakiekie/ One Tree Hill in Auckland.

### **(g) Aesthetic**

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

Earlier known as 'The Hill', the property is notable for retaining the extensive gardens and homestead, located on a rise in Manurewa which formerly had expansive views over farmland to the north.

The landscape is significant for its aesthetic values retaining the house in combination with evidence of the evolving landscape design from the Edwardian period through to the early 1960s developed by David Nathan. An area of bush retained on the property reflects the historic appreciation of the aesthetic values of bush that have remained a distinctive feature in Manurewa.

The beauty of the house and garden were recognised and described in publications in the early twentieth century. The beauty of the property was also recognised in the family decision to offer the place to Manurewa Council in 1961 so that the garden would be retained.

The water tower is a local landmark, with its roof remaining evident from Hill Road.

### **(h) Context**

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

David Nathan Park and Homestead make a significant contribution to the Manurewa area, retaining the house and surrounding landscape that once formed part of a larger farm in the area. The property is associated with the Hillpark subdivision

formed after the construction of the Southern Motorway. The property including an area of bush, is one of a number of former farm estates in Manurewa that have subsequently become part of the network of reserves in the area, along with Totara Park and the Botanic Gardens.

## 5.1 Summary Statement of significance

David Nathan Park and Homestead are of great historic significance in the Manurewa area for their association with the history of the area and the family of David and Simone Nathan, who purchased the property in 1910 as part of a larger farm estate. A director and later Chairman of well-known New Zealand business LD Nathan and Company, David Nathan was a prominent member of the Jewish Community. Also prominent in the Jewish community Simone Nathan was a member of the New Zealand branch of the Women's International Zionist Movement. She supported organisations which assisted the welfare of women and children including the Sir John Logan Campbell Kindergarten, Plunket, and the Manurewa Company of Girl Guides.

The landscape is significant for demonstrating the range of historic garden design styles, plants and elements developed during the Nathan family's ownership dating from 1910 to 1961. The 1925 house together with the former Dairy and water tower provide evidence of the changing needs of the family.

The Council development of the property as an arts and cultural centre is of historic significance for enabling a long-term community connection to the place.

David Nathan Park is recognised as having significant ecological, historic and cultural value. Te Ākitai Waiohua consider the park has cultural significance as part of the wider landscape of Manurewa and Manukau that were used by their people for fishing, travel, occupation and cultivation.<sup>205</sup>

David Nathan Park and homestead are of great significance for their physical attributes. The place is one of the best Auckland examples of a substantial early-20<sup>th</sup> century dwelling on part of an earlier farm landholding, and retains significant evidence including the main house, water tower, former dairy, driveway, tennis court, croquet lawn, paths, brick walls, rock walls, gardens, trees and plantings that are associated with the period that the Nathan family owned the property. The design of the garden is significant for reflecting the interests and garden knowledge of David Nathan, as well as employed landscape gardeners including head-gardener Edward Roscoe. The house is significant as an example of a residential design by one of Auckland's most prominent architects, Daniel B Patterson, and the work of building contractor Thomas Clements.

The place is of great significance for its aesthetic values. Known as 'The Hill', the house was located on an elevated position with views over the surrounding landscape that evolved from the Edwardian period through to the early 1960s, together with adjacent the area of bush. The beauty of the house, garden and bush, described in publications in the early twentieth century, was also recognised in the family decision to offer the place to Manurewa Council in 1961.

David Nathan Park and Homestead are significant for their context values, as one of a number of former rural estates in Manurewa that have subsequently become part of the network of reserves in the area, along with Totara Park and the Botanic Gardens.

## 6.0 HERITAGE INVENTORY

To assist in making decisions on the care, and conservation of a place it is useful to identify the individual parts of the building and setting which contribute (or detract) from its significance, and to give some idea of the *relative* contribution of each part. The heritage value of each element may be defined by careful analysis against the range of values that contribute to the overall significance of the place. The value of a particular element derives from the contribution it makes to a proper understanding of the place. Value is by definition a subjective view but has been based on a careful analysis.

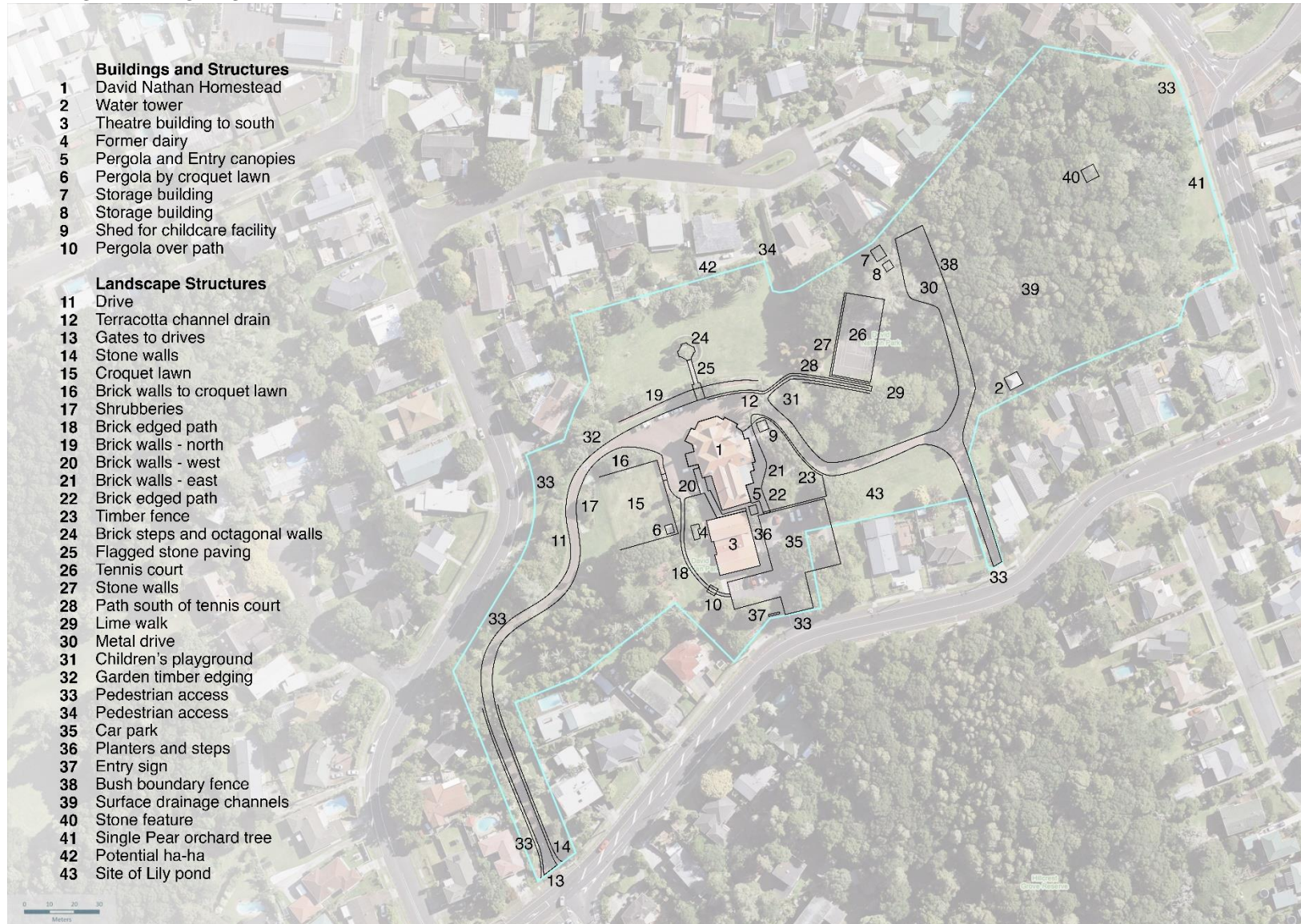
A tiered scale of cultural heritage values has been used to show the relative contribution of each element or space to the overall significance of the place. This approach can be useful to summarise the most important, original or intact parts of the building or setting, which should be conserved and changed as little as possible, and those parts where more flexibility is possible without detracting from heritage values.

Following is a description of the degrees of significance used and an explanation of how these ratings should guide ongoing use and care of the place.

- High*        *Items of high significance*  
Spaces or elements assessed as having high significance make an essential contribution to the overall understanding of the heritage values of the place and should be preserved and protected.
- Moderate*   *Items of moderate significance*  
Elements or spaces assessed as having moderate significance make an important contribution to an understanding of the heritage values of the place and should also be retained and conserved as far as practicable.
- Some*        *Items of some significance*  
Elements or spaces as having some significance make a lesser contribution to the overall understanding of the heritage values of the place. Retention is preferred, but modification of such items may be appropriate for functional improvement or to recover the significance of an item of higher heritage value.
- Nil*         *Items of little or no significance or not relevant*  
May be retained for functional reasons where there is no conflict with items of significance. Retention or removal of such items are options.
- Int*         *Items which are intrusive on conservation values*  
Should be replaced or concealed if practicable, where this will assist the recovery of heritage significance.







**HERITAGE INVENTORY SITE MAP**



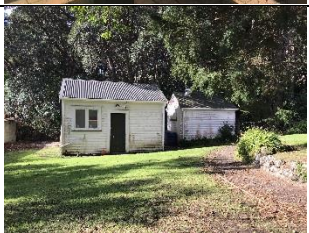












## 6.1 Heritage Inventory- Site

The following inventory describes significant built and natural features within David Nathan Park and items that may be of no particular significance or those which may be intrusive on heritage values to assist with ongoing conservation, maintenance and management.







LANDSCAPE- BUILT FEATURES				
	Buildings and Structures	Photo	Brief Information	Significance
1	David Nathan Homestead		The homestead was designed by architect Daniel B Patterson and built in 1923-25, replacing an earlier house on the property that was destroyed by fire.	High
2	Water Tower		The water tower was also designed by Patterson, based on the form of a Norman church tower. It is built of reinforced concrete and was constructed at a similar time to the house. It provides evidence of how water was sourced and stored on the property prior to municipal water supply in 1937. Drawings for Roof replacement dated 1976.	High
3	Theatre Building to south		Built to provide additional offices for Manukau County Council in 1965-66. It comprised two prefabricated buildings and was meant to be removeable at the end of the Council lease. Adapted for theatre in 1978.	Nil/ Intrusive
4	Former Dairy		Thought to have been built at a similar time to the original house in the 1910s as a dairy. It is the earliest building on the property and is associated with farming activities and food production. It is the only surviving building of the group structures including glasshouses and out buildings that was earlier located to the south of the house.	High














5	Pergola and Entry canopies		Built 2002 to provide a sheltered link from carpark to the main entrance of the homestead.	Nil/ Intrusive
6	Pergola by croquet lawn		Built c. 2002.  (Includes plaque commemorating Madeleine Joan Campbell, who was a long-term attendee at Nathan Homestead.) <sup>206</sup>	Nil
7	Storage building North		The two small timber buildings are shown on the 1979 site plan and are thought to be early 20 <sup>th</sup> century structures.	Moderate
8	Storage Building South		As above The south shed contains a concrete plinth and pipe which may be associated with a water bore.	Moderate
9	Shed for childcare facility		Built 2004 (Property File)	Nil/ Intrusive
10	Pergola over Path		Built c.1990s and rebuilt in 2010.	Nil

	<b>Landscape Structures</b>	Photo	Brief information	Significance
11	<b>Drive</b>		The location of the sweeping drive was built in conjunction with the 1910 house. The eastern part of the drive where it connects to Hill Road was modified after subdivision of sections along the Hill Road frontage in the early 1960s	High
			The red-coloured McCallum chip asphalt surface, stone kerb blocks and concrete channel detail are post-1963. Speed humps have been installed along parts of drive.	Moderate
12	Terracotta channel drain to parts of drive		The terracotta channel drain is associated with the drive-built c. 1910. Parts of it remain, however now set into concrete. While the concrete is intrusive the original fabric is retained.	High
13	Gates to west drive entrance and east drive entrance		Likely installed post 1963. Historic photos show gates to the east drive in a different position.	Some
14	Stone walls to either side of west drive, curved at ends		Stone retaining walls to either side of west drive were built at a similar time to the drive c. 1910. The stone walls are covered with climbing fig (remove after recording).	High
15	Croquet lawn		The croquet lawn is evident in photos dating from the 1930s. It has a turf bank on its western side and is enclosed by brick walls on three sides.	High
16	Brick walls around croquet lawn		Brick wall to the east side of the lawn are evident in a photo dated c. 1935 Footprints 06236. The wall appears to have been reconstructed using modern bricks. Walls to the north and south appear to be evident in 1959 aerial. The middle section of the south wall was rebuilt in 2017. Note- The walls are significant as Nathan Family era features. The work repairing original fabric where done poorly, can have an impact on values, but the walls/	Moderate









			wall locations are still significant. Preference to retain any original fabric ca 1910-1923 fabric.	
17	Three -sausage shaped shrubberies with ground covered plants		Shown on 1992 Concept Masterplan, these garden beds reflect modernist garden elements, reflecting the earlier circular beds.	Moderate
18	Brick edged path near pergola		Possibly based on an early path location and edge detail	Moderate
19	Brick walls to north of homestead		In the 1930s the brick wall framed the stairs leading to the north garden. (Footprints 06237) The walls here were extended sometime prior to 1964 when photographs show the extended wall covered in a creeper. (Footprints 00076) In 2016 the deteriorated brick wall to north of the homestead was dismantled and reconstructed. (Property File)	Moderate
20	Brick wall close to west side of homestead		This wall adjacent to the house and carpark was built around 2000. (Photos on file at MMA)	Nil/Intrusive
21	Brick wall to east of homestead		Brick wall built during Nathan family era. While not clearly evident in 1930s photographs, it appears to be visible in the 1959 aerial photo on Geomaps.	Moderate/High
22	Brick edged path in play area		Path in this location appears evident in the 1959 aerial photo The brick edging could possibly be based on an early path edge detail.	Moderate



23	Timber fence enclosing play area		Timber fence built in 1978. (Refer drawings on Property File)	Nil/ intrusive
24	Brick steps and octagonal walls enclosing garden		This feature using red brick was likely built at a similar time to the existing brick house in 1925. This was an important focal point in the garden and originally featured a sun dial mounted on a central plinth.	High
25	Flagged stone paving leading to and within the octagonal garden		<p>Constructed with the octagonal garden c. 1925. Historic photos show naturalistic planting to the spaces between the stone flags, with flowering plants and a hedge to either side. (Fig 22:NZ Herald 24 November 1933, p.8)</p> <p>The existing central <i>Melia</i> tree is lifting the nearby paving and should be removed.</p>	High
26	Tennis Court with tennis court netting stone base walls		<p>The Tennis Court was built by 1927 at least. Stone base walls are located to the west and south sides.</p> <p>The hurricane wire surrounding fence has been added later and is not of significance.</p>	High
27	Garden rockery with succulents and bromeliads adjacent to Tennis Court		<p>There are descriptions of a rockery in the Nathan's garden dating from as early as 1928. (<i>New Zealand Truth</i>, Issue 1204, 27 December 1928, Page 15)</p>	High

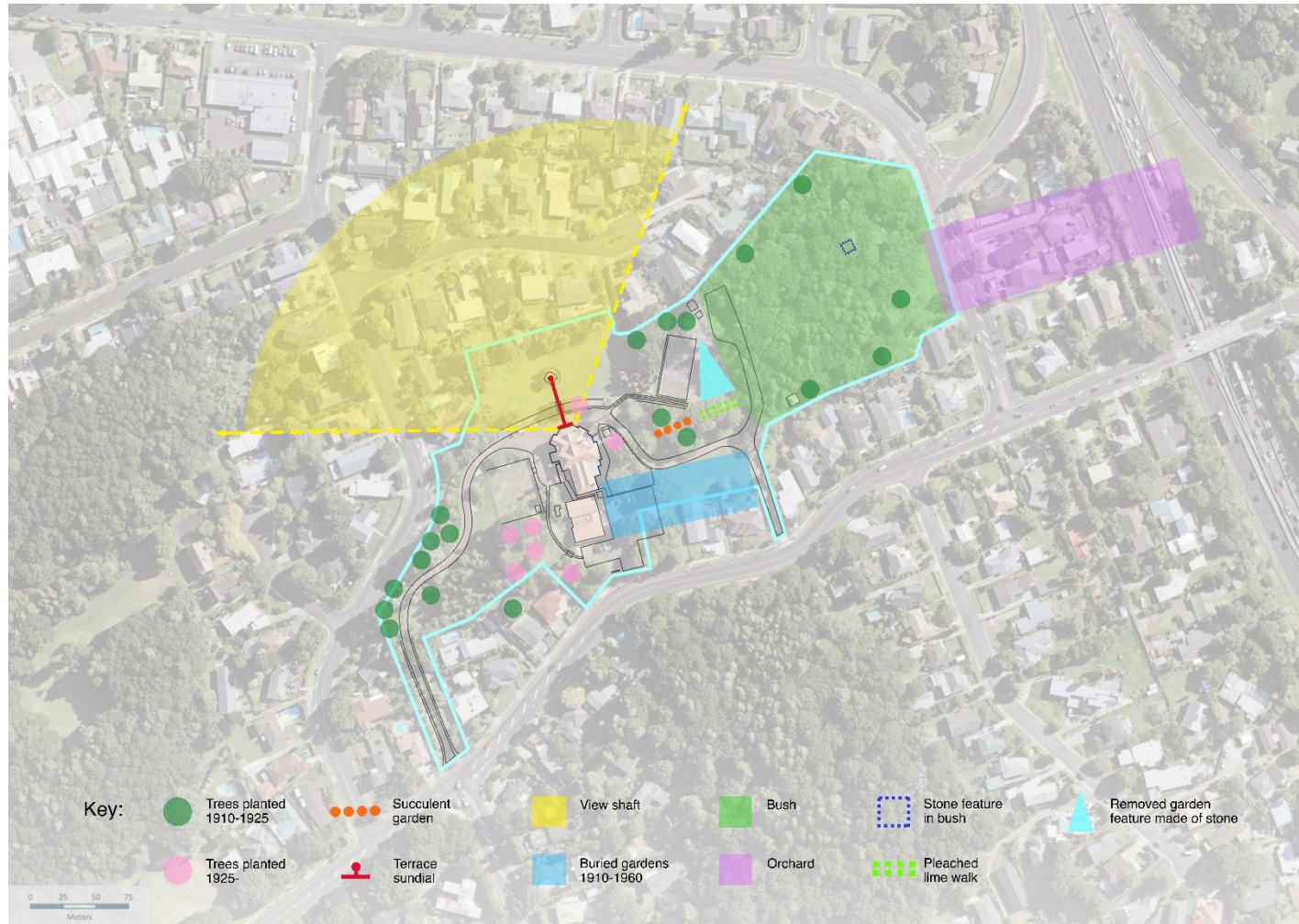
28	Path to south of tennis court		The path to south of tennis court extends through to the Lime Walk	High
29	Lime walk		<p>Lime walk / pleached <i>Tilia cordata</i> trees (x6 trees)</p> <p>Parallel row of formerly pollarded <i>Tilia cordata</i> trees, on axis with path and with views towards the Water Tower.</p> <p>The spacing of the trees should be measured</p>	High
30	Metal drive to outbuildings		In place by 1979. Rockeries and plantings in this part of the of the garden were removed after 1963.	Nil/ Intrusive
31	Children's Playground		The existing playground was built c. 2002	Nil
32	Garden timber edging		Timber boards used around existing garden beds	Nil
33	Pedestrian access points on Dennis Avenue white timber fence		Date not confirmed, post 1961.	Nil



34	Pedestrian access green painted bollards from Frank Place		Date not confirmed, post 1961	Nil
35	Car park accessed from Hill Road		Formed in 1964 when the property was used as Council offices.	Nil
36	Planters and steps adjacent to Theatre		Painted plastered planters with brick capping, likely to have been constructed at a similar time to the carpark. Built by c.1990s.  Palm plants	Nil/ Intrusive  Nil/Intrusive
37	Entry sign		Manukau City Council sign.  Stone edging to planter	Nil  Some
38	Bush boundary fence - timber post and wire		Post-1961, date not confirmed	Some
39	Bush contour surface drainage channels		Drainage channels likely to be Nathan family features	Moderate
40	Stone feature located in bush		Stone walls and edging within the bush are a Nathan family feature	High






41	Single Pear orchard tree on far eastern boundary beyond bush, remnant of the orchard that extended towards motorway		Mature pear tree formed part of the Orchard located to the east of the bush. The tree has significance for potential propagation.	High
42	Potential ha-ha in front of property	(Not photographed/ on private property)	There may have been a ha-ha along the north edge of the garden to control grazing animals. Archaeological investigation recommended along full boundary required as crosses many private boundaries	Possible archaeological significance
43	Location of garden rooms and lily pond		Now an area of lawn to the east of the house. There may be subsurface remains of the gardens in this area	Moderate







**Site Diagram** prepared by landscape historian John Adam, showing some of the important components in the site planning which included open views to the north, the formal connection of the terrace with the octagonal court, the decorative garden rooms to the south ( now buried), the bush, stone feature still present in the bush, former orchard to the east of the bush, location of rock features near the tennis court since removed and the lime walk on axis with the succulent garden with rock walls, with views towards the water tower.




## 6.2 Heritage Inventory - Nathan Homestead




Element	Photo and notes	Significance
Exterior		
North Elevation	<p>This elevation is largely intact and is the most decorated and articulated elevation of the house. It is viewed diagonally from the top of the original entrance drive.</p> 	High
East Elevation	<p>Originally open at ground level, the verandah has been enclosed to provide space for a crèche. Originally whitney-type joinery at first floor level were used to enclose sleeping balconies. Joinery has been replaced with aluminium at first floor and timber windows enclose the ground floor verandah. Egress stairs added</p> 	High  Nil/ intrusive
South Elevation	<p>Fire escape stairs c.1970 from First Floor Balcony</p> <p>This is the rear elevation of the house. It was simpler in its design and remains intact. It was originally screened from view by trees. It is now partially obscured by the adjacent theatre building of 1966.</p> 	Nil/ Intrusive  High
West Elevation	<p>The main entrance is positioned on the west side of the house, sheltered by the porte cochere.</p>	High










	<p>Modifications have been made, such as the use of mirrored glass to protect the fragile historic glass which sits behind.</p> 	
Roof and Chimneys	Clay tile roof and red brick chimneys	High
Window joinery	The original steel window joinery has generally been replaced with aluminium throughout.	Nil
	Some original lead light windows remain to the upper portion of ground floor windows	High
North terrace	<p>Recessed terrace with terracotta tiled floor, brick columns and painted plasterboard and batten ceiling</p> 	High
Porte Cochere	<p>Original Porte cochere over entrance with stone columns and pilasters and timber rafters</p>  <p>Signage has been removed to better showcase the portico.</p>	High
East fire escape	<p>Steel and concrete fire escape stairs constructed for Manukau City Council c. 1970</p> 	Nil/Intrusive
West Fire Escape	<p>Steel and concrete fire escape stairs constructed for Manukau City Council c. 1977 (Rigby James &amp; Partners Architects)</p>	Nil/Intrusive





		
<p>Access Ramp</p>	<p>Access ramp to south entrance added c. 1977 and later remodelled</p>	<p>Nil</p>
<p>Interior- Ground Floor</p>		
<p>Entrance</p>	<p>Entry vestibule retains original ceiling, wall panelling, tiled floor and doors.</p>	<p>High</p>
<p>Lounge and Hall</p>	<p>Original Lounge and Hall retain original ceilings, panelling, flooring and trims. Built-in display cabinets opposite the stair are original (Refer Footprints 06251) The Hall and Lounge were refurbished in 2017.</p> 	<p>High</p>
<p>Alcove</p>	<p>The Alcove retains original ceiling, flooring, wall panelling, fire place with mirror above, built-in display cabinets and trim. Refurbished in 2017.</p> 	<p>High</p>
<p>Dining Room, now Meeting Room</p>	<p>The former Dining Room retains original ceiling, flooring (carpeted), wall panelling, fire place with mirror above, and trim. Refurbished in 2017. (Mirror is not original.)</p>	<p>High</p>




			
<p>Drawing Room, now Office</p>	<p>The former Drawing Room retains original ceiling with decorative plaster detail, flooring (carpeted), wall panelling, fire place and trim. Refurbished in 2017.</p> 		<p>High</p>
<p>Former Study (Now part of Creche)</p>	<p>Original plan form remains. Adjacent space which was originally the verandah is now enclosed. Original ceiling, flooring (covered), trims and door joinery are generally intact. There have been changes to built-in furniture and the fire surround.</p> 		<p>High</p>
<p>Former Laundry, cloakroom and store now creche toilet</p>	<p>Changes have been made to the former Laundry, cloakroom and store cupboard to provide toilets for the creche, retaining some original walls.</p>		<p>Some</p>
<p>Former Verandah (now Creche)</p>	<p>Although enclosed, the verandah plan form, brick columns and tiled floor remain.</p> <p>Part of the verandah on the east side of the building that was enclosed c. Nov 1977 (Rigby James and</p>		<p>High</p>




	<p>Partners drawing Auckland Council Archives South).</p> 	
<p>Verandah, now studio</p>	<p>Although enclosed, the verandah plan form, brick columns and tiled floor remain.</p> <p>Part of the verandah on the east side of the building was enclosed c. Nov 1977 (Rigby James and Partners drawing Auckland Council Archives South). Infilling with windows has detracted from the significance of the verandah</p> 	<p>High</p>
<p>Halls to Service Wing</p>	<p>The halls remains largely intact with original ceiling, walls, door joinery skirtings and trim. Lead light window to wall at end of east hall.</p> 	<p>High</p>
<p>Secondary Stair</p>	<p>Original secondary stair connecting the maids' rooms upstairs to the ground floor service rooms. Refurbished with new carpet in 2017.</p> 	<p>High</p>
<p>Former Butler's Pantry, now Kitchen</p>	<p>The original plan remains intact. Kitchen fittings and units are all contemporary.</p>	<p>Moderate</p>



	<p>Ceilings and walls are lined to meet building code requirements. Extract vent goes through window to exterior.</p> 	
<p>Former Kitchen, now cafe</p>	<p>Original plan form remains intact. Original ceiling, fireplace, flooring and trim remain. No early kitchen fittings remain. The space was refurbished in 2017.</p> 	<p>Moderate</p>
<p>Former Scullery and Store, now café seating</p>	<p>A wall has been removed to connect the former scullery and storeroom. The narrow window on the east wall, indicates the extent of the storeroom. The connected space retains flooring and trim. Refurbished in 2017. The ceiling was lowered to allow for plumbing to toilets above. The new ceiling was made to match that in the Sitting Room.</p> 	<p>Moderate</p>
<p>Former Maids' sitting room, now gallery</p>	<p>The original plan form remains intact, together with original ceiling, flooring, fireplace and trim. Refurbished in 2017.</p>	<p>Moderate</p>






			
<p>Former Ironing Room now Store</p>	<p>Plan form remains intact. Original steel window remains, as well as ceiling detail and trim</p> 		<p>Moderate</p>
<p>Former Laundry, now toilets</p>	<p>Plan modified to form cleaner's cupboard and toilets within former Laundry. Contemporary toilet partitions and fittings.</p>		<p>Some</p>
<p>Cleaners Cupboard</p>	<p>Formed within part of former Laundry</p>		<p>Some</p>
<p>Toilet</p>	<p>Toilet as on original plan.</p>		<p>Moderate</p>
<p>Former Coal Room, now Store</p>	<p>Original plan form remains intact. No early fittings remain</p>		<p>Moderate</p>
<p>Back Porch</p>	<p>The porch retains its original plan form, tongue and groove ceiling and walls with window to toilet. The rear porch was modified c. 1977 when the ramp was built. (Rigby James &amp; Partners drawing Auckland Council Archives South) The floor level of the porch and the small (meat safe) cupboard to east side were raised, and doors and sills modified to suit. A similar symmetrically arranged vegetable store cupboard on the west side of the porch had already been removed.</p>		<p>Moderate</p>

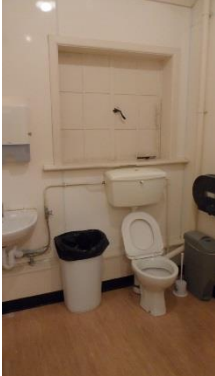


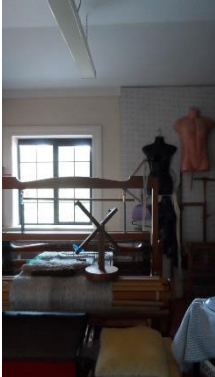
			
<p>Basement Strong Room</p>	<p>Original Strong Room as shown on original plans.</p> 		<p>High</p>
<p><b>FIRST FLOOR</b></p>			
<p>Main stair</p>	<p>Original main stair with timber panelled dado and balustrade, original ceiling and windows. The stair way was refurbished in 2017. The painted glass window was originally from a church in Holland, and dates from 1681.</p> 		<p>High</p>
<p>Landing</p>	<p>The plan form of the landing remains. Doors have been modified. Original ceilings remain with coved plaster cornice. Refurbished in 2017</p>		<p>High</p>

			
<p>Northern Room Formerly the Guest bedroom, Boudoir and Bedroom</p>	<p>Now an interconnected space across the north end of the upper floor, this area was originally divided into bed rooms on either side of a central boudoir. The space retains some original ceilings with decorative plaster detail, fireplaces and trim. A built-in seat and small cupboards remain in the east bay. In 2017 the space was refurbished. A small kitchen has been installed.</p> 		<p>Moderate</p>
<p>Former Bathroom and Dressing Room 1 now Exhibition Room 1</p>	<p>Walls have been removed to connect the former bathroom and dressing room, to create an exhibition space, with a wider door opening made to link the space to the main landing. Timber floors, skirtings and trim remain together with evidence of original wall locations. Refurbished in 2017.</p> 		<p>Moderate</p>
<p>Former Dressing Room 2 now exhibition room 2</p>	<p>Plan form is largely intact, with an opening formed to the adjacent gallery space. Windows to the adjacent Sleeping porch and covered. The glazed door remains.</p>		<p>Moderate</p>

		
<p>Exhibition Room 3</p>	<p>The original plan has been modified in this area to form Exhibition Room 3.</p>	<p>Some</p>
<p>Former Dressing Room 3 now Meeting Room</p>	<p>Some modification to the plan has occurred forming the corridor past this room where wardrobes were originally located.</p>	<p>Some</p>
<p>Corridor to service wing</p>	<p>The plan form has been modified to form a corridor leading from the Landing to the Hall through part of a former dressing room, therefore ceiling, walls and trim not original. Repainted in 2017.</p> 	<p>Some</p>
<p>Former Sleeping Balconies, now Studio space</p>	<p>Originally detailed with whitney windows and a dividing wall. Earlier dividing walls have been removed. Original plasterboard and batten ceilings and skylights remain along with T&amp; G wall lining below windows. Aluminium joinery has replaced earlier windows. Vinyl floor covering. The original steel joinery is largely intact where the porch meets the house. Significance derives from original function, a distinctive feature of 1920's houses for health benefits of fresh air.</p>	<p>Moderate</p>



			
<p>Former Sleeping Balcony now Studio</p>			<p>Moderate</p>
<p>Hall</p>	<p>Original hall remains with ceilings, doors and trim largely intact. A former maid's bedroom is now part of the wider south end of the hall. A kitchenette reconfigured in 2017 required reducing size of cupboards.</p> 		<p>Moderate</p>
<p>Toilets</p>	<p>Toilets are where bathrooms were originally located</p>		<p>Some</p>

	<p>close to the service stair.</p> 	
<p>Former Bathroom now Kitchen</p>	<p>The kitchen, renovated in 2017, is where a bathroom was originally located. The room has contemporary cupboards and fittings. A glazed door leads to the west fire egress stair.</p> 	<p>Some</p>
<p>Former Linen Cupboard and Toilets</p>	<p>Two small offices are located where the Linen cupboard and adjacent toilet were.</p>	<p>Some</p>
<p>Former Bathroom and maid's room, now Workroom</p>	<p>Original bathroom, cupboards and maid's bedroom 5 have been altered to form a workroom</p>	<p>Some</p>
<p>Former Maids' rooms 1 and 2 (now Fibre Studio)</p>	<p>Two of the former maids' bedrooms on the east side of the house have been combined into one studio space. Wall layout altered, original trims mostly intact.</p> 	<p>Some</p>
<p>Former south-east Maids room 3 now Loom Room</p>	<p>The plan form of this room remains intact.</p> 	<p>Moderate</p>

## 7.0 DEVELOPMENT OF CONSERVATION POLICY

### 7.1 Factors Affecting the conservation of David Nathan Park and Homestead

The conservation and development of David Nathan Park and Homestead is constrained by various factors which must be considered in the development of a coherent and achievable conservation policy. Development of the homestead for continued use is constrained by the necessity for conservation of elements of the building, which are identified as having cultural significance. Similarly, use and development of the grounds should retain and enhance significant heritage elements within this landscape.

The development of conservation policies has been based on an understanding of a range of influences and constraints affecting the place. These include:

- those arising from its heritage significance; and understanding what features need to be retained and protected with as little change as possible in the ongoing management of the place;
- Statutory requirements, relevant legislation and policy;
- Management constraints;
- those arising from the condition of the place and potential threats;
- those arising from procedural constraints and accepted standards of conservation

### 7.2 The Heritage Significance of the Place

The *Statement of Significance* summarises the historic heritage values, which contribute to the importance of the place. The *Heritage Inventory* identifies the elements, which contribute to the importance of the house and grounds. The heritage significance of the place will depend on the extent to which those values and elements that contribute to its significance are protected and conserved in the ongoing use and development.

David Nathan Park and Homestead are of exceptional cultural heritage value to the immediate area and within a broader Auckland context. The existing substantial house was built in 1925, designed by one of Auckland's best-known architects Daniel B Patterson. The water tower, also designed by Patterson, is significant for the understanding it provides about the supply and collection of water prior to the municipal supply. The former dairy is the earliest building on the property, associated with the earlier farming and food production activities on the property. Opportunities for the adaptive re-use of the water tower, dairy and small timber sheds should be investigated in conjunction with strengthening and conservation work.

Developed from 1910 the landscape incorporates a range of significant built features including the drive, croquet lawn, tennis court, rock walls, octagonal garden, brick walls, paths, terra cotta drainage channel as well as plants and trees from the period that the Nathan family lived there. Garden archaeological evidence may also remain of features including the lily pond.

After ownership was transferred to Manurewa County Council in 1961 additional buildings, car parking areas, and changes to the landscape have been made over time. The area of bush on the property has significant ecological and heritage values.

In addition to scheduled trees, there are several significant trees on the property, many of which relate to the Nathan family's occupation of the property. (Refer Landscape Assessment Report prepared by Treeline parks Services Ltd and the list of trees prepared by landscape historian John Adam). Significant trees and plants should continue to be

monitored and maintained.

Increased awareness and understanding of the significance of the homestead, water tower, former dairy and David Nathan Park landscape by people using them will assist in its ongoing care and appreciation by the community. Interpretive information should be provided within the house and David Nathan Park to increase awareness of the heritage values associated with this property.

### **Changes over time that have detracted from significance**

Some of the changes made over time have detracted from the significance of the place. Historically, the house was approached using the drive from Hill Road which led to the main entrance on the west and the north-facing terrace.

The main entry to David Nathan Park from Hill Road formed in the early 1960s, leads towards the rear elevation of the house. Residential houses between the park and Hill Road limit views of the homestead from the road. More recently constructed buildings in the carpark, including the theatre (dating from 1966), block views of the homestead from Hill Road. It is not readily clear where to enter the house.

The planters adjacent to the carpark and theatre containing palms do not reflect the historic character of the landscape. Access is squeezed between the house and theatre. The access ramp also separates the house from the grounds and has detracted from the south entrance.

While pergolas and canopies have been added to try to clarify the path round to the main entrance, these structures further obscure views towards the house and from the dining room.

Access to the east side of the house is restricted by fencing around the day-care play area. Fencing, sheds and play equipment have further impacts on the landscape and views towards the house.

The fire escape stairs detract from the amenity of the homestead and its connection with the grounds.

The Theatre building contributes to the range of activities catered for at David Nathan Park and the revenue-earning capacity of the facility, however it detracts from the homestead, due to its location close to the house and design. When built, it was considered a temporary building, planned for removal at the end of the council lease.

The function of the theatre is a key part of the arts focused programme which is "Nathan Homestead Te Pukepuke". Historic photographs show that there were earlier outbuildings located on this part of the site. The outbuildings are associated with the historic use and development of the homestead and gardens, as a vibrant place to live. Historically they were glass houses and supported the gardens, now they are the theatre and spaces for art supporting a creative centre that engages the community.

Options for redevelopment of the theatre and outbuilding functions should be considered and include repositioning the outbuildings a comfortable distance away from the homestead and slightly further to the west to allow better views from Hill Road.

A new building could be designed in a more sympathetic style to relate appropriately to the homestead and could also architecturally reflect the glass houses that once occupied the location. A new building could make a statement visible from Hill Road; which the homestead is always going to struggle with given it's distance from the road and it's orientation, with the back of the building facing Hill Road'.<sup>207</sup>



Other options to be investigated include the removal of the childcare playground to provide pedestrian access from the carpark. The potential reinstatement of the rose gardens in this area could be considered along with removal of the playground fencing to recover the heritage values of the early brick walls.

Trees and plants which are not significant and have been identified as detracting from the values of David Nathan Park or are causing damage to significant buildings or structures should be removed.

## **7.3 Statutory Constraints**

### **7.3.1 Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)**

Part 1 of the HNZPTA makes it unlawful for anyone to modify or damage an archaeological site without prior approval from HNZPT. In accordance with the Act, an archaeological site means any place in New Zealand, including any building or structure (or part of a building or structure) that was associated with pre-1900 human activity or is the site of a wreck of any vessel where the wreck occurred before 1900 that may through archaeological methods provide evidence relating to the history of New Zealand.

No pre-1900 archaeological sites have been recorded within or in the vicinity of David Nathan Park.<sup>208</sup> A heritage impact assessment was undertaken by archaeologists Clough & Associates Ltd in conjunction with the reconstruction of the brick wall to the north of the homestead in 2016. An archaeological authority was not required for these proposed works as no known pre-1900 sites would be affected, and it is unlikely that any undetected sites were present.

The land containing the Nathan Homestead and grounds was part of a larger farm (103 acres) purchased by Harrison and Emma Jull in 1885. There had been several changes in ownership previously, although no specific usage of the property is recorded. Various land transactions took place between 1888 and 1910 when the property was purchased by David Nathan. The property was owned by the Nathan Family from 1910 until the early 1960s and material most likely relating to this time was identified during field survey in the form of ceramic and glass fragments and building debris such as mortar and brick fragments. The assessment notes that archaeological material associated with the use of the property by the Nathan Family during the early to mid-20<sup>th</sup> century has local heritage value.

### **7.3.2 Resource Management Act 1991 (RMA)**

The Resource Management Act 1991 (RMA) requires regional, city and district councils to manage the use, development and protection of natural and physical resources. In relation to the management of natural and physical resources, Part 2 of the RMA sets out matters of national importance. Section 6f of Part 2 includes the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance.

Under the RMA historic heritage means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures deriving from archaeological, architectural, cultural, historic, scientific, and technological qualities.

Historic heritage includes:

- Historic sites, structures, places and areas
- Archaeological sites
- Sites of significance to Maori including wahi tapu
- Surroundings associated with the natural and physical resources

Section 5 of the RMA outlines the purpose of the Act; to promote the sustainable management of natural and physical resources. In achieving this purpose under Sec 6(f) of the Act, Councils must recognise and provide for historic heritage.

For this reason, the Auckland Unitary Plan includes Schedule 14.1: Schedule of Historic Heritage. Places on the schedule have been evaluated and have significant historic heritage value to their locality, the region or nation. There are three categories of scheduled historic heritage places in the Auckland Unitary Plan including Category A/ A\* places, Category B places, as well as Historic Heritage Areas.

#### **7.3.4 Scheduling of Nathan Homestead in the Auckland Unitary Plan**

Nathan Homestead is identified in Schedule 14.1 of Significant Historic Heritage Places in the AUP (ID 1447) as a Category A\* Significant Historic Heritage Place for its historical and social values, physical attributes, aesthetic and context values. The main residence is noted as the primary feature. The interior(s) of buildings are noted as exclusions from the scheduling. No additional rules for Archaeological Sites or features apply.

As a Category A\* scheduled place, Nathan Homestead is identified as having outstanding significance well beyond its immediate environs.

It sits within a historic heritage Extent of Place overlay area in the AUP Maps, which applies to much of David Nathan Park. The water tower is located outside the scheduled extent of place, which does not apply to the area of bush within David Nathan Park.



Map showing the Scheduled Extent of Place, Auckland Unitary Plan maps.

Section D17 of the Auckland Unitary Plan sets out the objectives, policies and standards for scheduled places. The objectives for historic heritage places include:

- (1) The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled.
- (2) Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.
- (3) Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.

Modification and restoration of buildings or structures, fabric or features of a scheduled historic place is a restricted discretionary activity and will require resource consent. New buildings within the scheduled extent of place will require resource consent for a discretionary activity. Modification for seismic strengthening will require a restricted discretionary resource consent.

Maintenance and repair is a permitted activity but must not result in any of the following:

- a) changes to the existing surface treatment of fabric, painting of any previously unpainted surface, or the rendering of any previously un-rendered surface;
- b) the use of abrasive or high-pressure cleaning methods, such as sand or water-blasting;
- c) the affixing of scaffolding to the building or structure;
- d) changes to the design, texture, or form of the fabric;
- e) changes to the extent, floor levels, location of internal walls, form, proportion and scale of the building or structure;
- f) the use of materials other than those the same as the original or most significant fabric, or the closest equivalent; or
- g) earthworks or disturbance of land or the foreshore or seabed being undertaken where archaeological controls apply, other than as provided for as a permitted activity

Demolition is a non-complying activity within the scheduled extent of place for Category A\* places.

Non-invasive archaeological investigation is a permitted activity within the scheduled extent of place for a Category A place.

The Category A\* scheduling of the David Nathan Park and Homestead means that virtually all development works and activities will require resource consent. A heritage impact assessment is required to be prepared to support a resource consent application for any works affecting a scheduled historic heritage place.

Any application for modifications specifically for seismic strengthening must include a plan detailing the methodology for dismantling, removal, relocation and reassembly of the building or structure or its parts.

### **7.3.5 Scheduled Notable Trees**

Trees within David Nathan Park are included in the Schedule 10 of the Auckland Unitary Plan: Notable Trees, including two groups of 'Elegans' Japanese Cedar trees (ID 1473). Scheduled notable trees and groups of trees are those considered to be amongst the most significant trees in Auckland.

Section D13 of the Auckland Unitary Plan sets out the objectives, policies and standards that apply to notable trees. The objective is that notable trees and notable groups of trees are retained and protected from inappropriate use, subdivisions and development. Biosecurity tree removal and dead wood removal by a qualified arborist are permitted activities. Resource consent may be required for some trimming and alteration and works within the protected root zone.

### **7.3.6 Reserves Act 1977**

The classification of David Nathan Park as a Historic Reserve under the Reserves Act 1977 was approved by the Parks, Recreation and Sport Committee on 18 November 2015, and gazetted on 24 March 2016. Under this legislation, the park must be administered and maintained so that;

- (a) the structures, objects, and sites illustrate with integrity the history of New Zealand:



- (b) the public have freedom of entry and access to the reserve, subject to the specific powers set out in the Reserves Act necessary for the protection and general well-being of the reserve and for the protection and control of the public using it:
- (c) where scenic, archaeological, geological, biological, or other scientific features, or indigenous flora or fauna, or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:
- (d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained:
- (e) except where the Minister otherwise determines, the indigenous flora and fauna and natural environment shall as far as possible be preserved.

This restricts activities including the provision of new buildings or leases to those activities that will ensure the use, enjoyment, development, maintenance, protection or preservation of the reserve for the purpose it is classified. Any proposal for new leases would require iwi consultation, public notification or inclusion in the Reserve Management Plan for David Nathan Park.

The David Nathan Park Reserve Management Plan was adopted in March 2018. It sets out the vision for the park, provides an overview of opportunities and issues and includes management objectives and policies and priorities for implementation. This conservation plan should be read in conjunction with the Reserve Management Plan.

### 7.3.7 Building Act 2004

The Building Act 2004 applies to all existing buildings<sup>1</sup>, alterations or removal of existing buildings and to new building work. All building work, whether or not it requires Building Consent, must comply with the Building Code.

No buildings are to be constructed, altered, demolished or removed without a Building Consent.

Schedule 1 to the Building Act was amended on 28 November 2013 by the Building Amendment Act 2013 with the intent of making the exemptions easier to use.

Some building work is exempted and is set out in Schedule 1 to the Building Act. Work exempt under Schedule 1 is generally building work that will not significantly affect public safety or the structural integrity or fire safety components of the building. General repair, maintenance and replacement is exempted in Schedule 1.

Schedule 2 of the Building Act sets out the buildings where the provision of access and facilities for persons with disabilities apply. The provisions, which apply to child care facilities, buildings where the public are admitted, cafes, art galleries and cultural institutions, and educational facilities, are applicable to Nathan Homestead.

**Section 112 of the Building Act** requires that alterations to existing buildings must include provision for means of escape from fire and access and facilities for people with disabilities, to comply as near as reasonably practical with provisions of the building code.

Currently there is ramped access to the south entry of Nathan Homestead, however it is not that easy to reach the ramp from the Hill Road car park. Access through the main

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<sup>1</sup> The Building Act 2004 defines a building as being a temporary or permanent moveable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels).

entrance involves changes in level, with steps at the entrance and inside leading from the entry lobby to the main hall. There is no lift access to the upper level of the homestead, nor toilet facilities that are wheelchair accessible on either level.

Options for provision of a lift and access and facilities for the disabled within the homestead should be investigated. Options to enhance access to the homestead from the car park should also be investigated.

Escape from fire should be reviewed in conjunction with review of or changes in the way the homestead is used.

**Sections 121-132 of the Building Act** deal with definition and policies related to earthquake prone buildings. The Building (Earthquake Prone Buildings) Amendment Act 2016 (Sub-part 6A) sets out special provisions for earthquake prone buildings.

Earthquake prone buildings are those where their ultimate capacity would be exceeded in a moderate earthquake. If the building or part of it were to collapse it would be likely to cause injury or death to people in or near the building or on any other property, or damage to any other property.

The Nathan Homestead has been determined to be below 34% New Building Standard (NBS) using Detailed Seismic Assessment (DSA) procedure in 2018. Conceptual upgrading options to improve the earthquake rating of the building are to be investigated.<sup>209</sup>

Auckland is located in an area of low seismic risk<sup>210</sup>. The period for undertaking seismic upgrading work in an area of low seismic risk, such as Auckland is 35 years from the date of the first Earthquake Prone Building (EPB) notice.<sup>211</sup>

An extension of time of up to ten years may be applied for, for heritage buildings that are included in Category 1 on the New Zealand Heritage List, or on the National Historic Landmarks list, to be established and maintained under the Heritage New Zealand Pouhere Taonga Act. David Nathan Park and Homestead however are not listed by Heritage New Zealand Pouhere Taonga.

Strengthening options by a structural engineer should be investigated and reviewed by an architect with experience in conservation and strengthening, with the aim of reducing the physical and visual impacts of strengthening works. Strengthening will inevitably have impacts on significant spaces and fabric, which may require opening-up or removal and reinstatement to enable structural upgrading. Important considerations include:

- What new structure is required where and what options have been considered?
- Can alternatives reduce the physical and visual impacts?
- How will new structure need to be installed?
- What impact does this have on significant finishes and materials?
- Can new structure be concealed?

No seismic assessment has been undertaken to date for the Water tower. Consideration should be given to the adaptive reuse of the tower in conjunction with strengthening to enable a use and access.

## 7.4 Management Constraints

### 7.4.1 Requirements of the Owners and Users of the place

David Nathan Park is located at 68R Hill Road, Hill Park and includes 3.7 hectares of bush, lawns and gardens surrounding the historic Nathan Homestead. It is owned and operated by Auckland Council.

The park includes a historic water tower and dairy relating to the homestead and extensive landscaped areas. Approximately 1 hectare of the park is covered by remnant native bush which also surrounds the original water storage tower for Nathan Homestead. The bush portion of the park is part of a small network of bush areas in the Hillpark area, some of which are publicly accessible as council-owned or managed park land.

The park hosts various public events including Jazz in the Gardens, Manukau Youth Orchestra performances, Hillpark Home and Garden Tour, Summer Theatre in the Gardens, community 'Picnic in the Park' and other events aimed at families and children. It also includes bookable outdoor space for private celebrations including weddings.

The homestead is primarily used for arts and community activities, private and public events, and childcare.

The David Nathan Park Reserve Management Plan was adopted in March 2018. The long-term vision for David Nathan Park as set out in the Reserve Management Plan is:

*David Nathan Park is a locally and regionally valued place showcasing the unique ecological and heritage features of Nathan Homestead, the gardens and native bush area. It provides a place where communities enjoy a sense of respite and tranquillity while offering events and activities that allow the community to connect, create and play.*

Key opportunities and issues highlighted in the Reserve Management Plan are set out below:

#### **Protecting and Showcasing Heritage Values**

*Adaptive reuse provides opportunities for buildings to continue to be valuable to the community and for better passive surveillance and more care to be taken of the reserve, as well as revenue generation to reinvest.*

*Recognising significant buildings and landscaping elements and raising awareness of the importance of the historical and cultural values of the site will protect these from inappropriate maintenance regimes and vandalism.*

*The main entry to David Nathan Park from Hill Road fails to showcase the historic values of the park. The homestead orients to the north and the more recently constructed buildings in the carpark, including the theatre (dating from 1966), block views of the homestead from Hill Road. The standard public playground and the fencing, storage buildings and playground structures of the childcare area do not reflect the style or heritage of the park and the fencing restricts public access. Residential houses between the park and Hill Road limit views of the homestead from Hill Road.*

*The significant values of the park create opportunities for revenue to be earned from the site to be re-invested into maintenance and renewals of heritage assets; or for social enterprise that benefits the community. A cafe is supported through the Strategic Business Plan as the type of enterprise that allows the community to enjoy the park and appreciate the heritage features of the site. It is possible that other enterprises in the future may also support the heritage, ecological and community values of the park.*

*However, it is important that these activities do not alienate community use or compromise the public's free access and enjoyment of the park.*

*Recent research on the use of Nathan Homestead indicates a number of barriers to the use of the Homestead including the colonial façade; naming convention for example 'homestead' and having classes around relatively European traditional arts and crafts. (Including groups that are predominantly pakeha and following European arts traditions and courses that appeal to women). These aspects limit the appeal of the homestead to the ethnically diverse population of Manurewa and South Auckland youth and especially male youth. This does not mean that changes should be made to the building including its façade. However, there are opportunities around programming and marketing of the site that could increase its appeal. An example are the Rongoā Māori classes utilising adjoining bush areas for plant identification and 3D animation classes delivered through the community at Manurewa High School.*

### **Encouraging Use on a Small Site**

*The historic significance and beauty of the park and homestead draws groups and individuals who seek it out for relaxation, walking, socialising, activities and events. However, the small size of the site, its residential location, and the need to protect the heritage values restricts the type and scale of activities that can occur. The small outdoor areas available for events and the need to protect the original landscaping elements of the site including the sunken garden feature in the northern lawn, croquet lawn, garden beds and significant trees and plants for example are among those restrictions. The internal configuration of the historic homestead is similarly constrained with a number of smaller rooms and no lift access. The location of the park within a residential neighbourhood restricts the timing, scale and noise generation from activities on the site. These limitations must be considered when planning activities and events for the space.*

*A study on use and future aspirations for Nathan Homestead in 2014<sup>2</sup> indicates that space limitations affect the use of outdoor spaces around the homestead. Improved outdoor space with greater light would be beneficial for the childcare. Similarly, the café would benefit from relocation to the northern side of the homestead connected with outdoor seating overlooking play areas or lawns. The study indicated that the location of the existing theatre was not optimal and that proposals to expand the space are restricted by the impacts this would have on carparking areas and the historic values of the reserve. Generally, space restrictions mean there is limited ability to cater to activities needing indoor and outdoor space without compromising the heritage values of the park.*

### **Location and Access**

*David Nathan Park is located approximately one kilometre from Manurewa Town Centre and train station, and 600m from the Auckland Botanic Gardens' main entrance. Local bus routes serve the area and the distance to the Great South Road, train station and Auckland Botanic Gardens is relatively accessible by cycle or on foot.*

*Unfortunately, accessibility is compromised by busy surrounding roads. David Nathan Park lies west of the Southern Motorway while the Auckland Botanic Gardens and the residential neighbourhood of The Gardens lie to the east. Nearby on and off-ramps to the motorway add to significant traffic flows in the area and act as barriers to access to the park.*

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<sup>2</sup> Visitor Solutions: Nathan Homestead – Needs and Aspirations Analysis, March 2014



*A project to improve the pedestrian connectivity between the town centre along Hill Road to Hillcrest Grove has recently been completed. This includes a set of pedestrian refuges outside the park to improve pedestrian safety crossing Hill Road. Pedestrian safety and connectivity to the Auckland Botanic Gardens is still compromised by the motorway and the heavy traffic volumes on Hill and Grande Vue Roads in particular.*

*Improving the pedestrian connections to The Gardens neighbourhood and the Auckland Botanic Gardens to the David Nathan Park would improve walking access and opportunities for coordinating community event/activity programming with the botanic gardens. Additionally, there are opportunities to improve access into and through the park to integrate better with local roads and open spaces.*

There are seven pedestrian access points into David Nathan Park including:

- Access opposite 12 Dennis Avenue. This is one of the few possible wheelchair access points, however the path is steep and may need realignment.
- Access opposite 10 Dennis Avenue.
- Access from Frank Place - bollards and chains serve to stop motorbikes however this is a barrier for people with disabilities and pushchairs. It would be good to improve this pedestrian access; however, the gradient and grass constrains this entry for disability access, particularly in winter.
- Hill Road access - The three entries on Hill Road are all used by pedestrians.
- Grande Vue Road access - through the bush.

The footpath on Hill Road from Dennis Avenue to the main entrance is up hill and slopes towards the road making it difficult for someone in a wheelchair or with mobility challenges. Provision of wheelchair access on Dennis Avenue should be investigated.

Pedestrian access on the main entrance on Hill Road is via the car park. Consideration should be given to a defined path for pedestrians that leads to the homestead. Accessible parking spaces should be level.

A Strategic Business Plan 2016-2026 for the park and homestead has been adopted to lead the operations and future planning for the site. It outlines a 10-year vision for the park and a number of objectives which are reviewed annually. The vision is:

*David Nathan Park and Homestead is an iconic and treasured community place in Manurewa where people create, celebrate and connect while surrounded by nature and history.*

The Strategic Business Plan includes a framework to identify priority actions and a plan for implementation every three years. Please refer to Strategic Business Plan, updated in 2018 and to be updated annually to respond to priorities.

## **7.4.2 Constraints arising from the condition of the place**

### **7.4.2.1 Landscape - Operations and Maintenance**

The Landscape Review report prepared by Treeline Parks and Services Ltd in 2014 provides an overview of the development of the landscape, opportunities for future site development and recommendations.

Section 4.3 of the Landscape Review notes that the gardens are currently overall of a good standard and are well-maintained.

Annual gardens are well looked after, beds are neatly formed and largely weed free. However, some areas with gaps in planting or planting in poor health were noted as requiring attention. Based on research for this conservation plan the planting of the annual beds should reflect the Nathan family period, particularly in the 1930s where photos show a mixture of period annual and roses.

While some parts of the garden area irrigated, a review of the need for further irrigation was recommended. Monitoring and control of pest plants in the garden and bush was recommended.

The croquet lawns and lawns in general were described in the Landscape Review in 2014 as being in good condition and mown regularly. The lawn condition however has been observed by as declining, with weeds more prevalent in recent years. Drainage problems were noted on the north lawn during site visits in June 2018, following heavy rain.

The lack of rainwater drainage from buildings including the former Dairy and the two sheds to the north of the tennis court is causing the ground surface to be wet and muddy around the buildings in winter. An investigation of drainage on the site is recommended including to lawn areas and the bush.

The lack of continuity of the clay drainage channels at the edge of the driveway, to the east side of the steps leading to the octagonal garden, causes mud driven by surface water to collect by the stairs. Investigation of drainage for the site could include consideration of reinstating clay drainage channels which have been lost. (Examples are known to exist in storage on other Auckland Council sites<sup>212</sup>.)

The tennis court was noted as being of need of maintenance including new line marking, surface maintenance, repairs to the surrounding fence, weed control in rock walls and considering the safety of steps in the north east corner.

Brick walls and paving were showing signs of deterioration in some areas including close to the Chinese Juniper/ Hollywood Cypress trees and around the Melia Tree in the octagonal garden.

Some of the red-coloured McCullum chip asphalt to the drive and paths has been repaired in places. Its condition is deteriorated, with an uneven surface in patches. The condition of these will need to be monitored. The McCullum chip asphalt has a long association with the park and the colour relates to the tiled roof, terracotta verandah tiles and brick walls within the landscape. This material should be maintained. Black asphalt used on other paths with brick edging appears in fair to reasonable condition. The paths were also previously covered in the red-coloured McCullum chip, but black asphalt was applied at the recent renewal. Look to applying the red chip when renewing the driveway.

Repairs have subsequently been undertaken (in 2017) to the brick wall to the north of the house and on the west side of the croquet lawn. The Melia tree, in the centre of the octagon garden is continuing to cause damage to stone paving.

Within the bush on the property, the Landscape Review noted people leaving the formed track to walk to the base of the water tower, with a need to formalise this accessway to protect the bush understorey. This has been partially undertaken and requires completion. The dumping of waste material into parts of the bush such as concrete and timber pallets was observed during site visits in 2018. Boundary management may be required as some properties are open to the bush. Stone features in the bush, likely to have been built in the Nathan family era, should be recorded and protected.

The metal drive adjacent to the bush has been formed in an area that was previously landscaped, including with rockeries. The relationship of the garden to the bush was important to the Nathan family, and the metal drive disrupts this connection visually and physically. While the drive is used periodically by service vehicles for grounds maintenance, the extent of it could potentially be reduced.

Appreciation of the lime walk, which is on axis with the succulent garden with rock walls, with views towards the water tower, could also be enhanced through investigation of the removal of part of the metal drive and careful management of views to and from the water tower.

#### **7.4.2.2 Condition of the Buildings**

##### **Nathan Homestead**

Nathan Homestead is a substantial and well-constructed house. The exterior walls are of cavity brickwork, with a brushed render finish. Floors and roof framing are timber. Interior walls at ground floor level are brick. The interior walls at first floor level are timber framed, clad in fibrous plaster. The roof is clad with terracotta tiles. There are verandahs at both ground and first floor level. These have tiled concrete floors. There are four tall brick chimneys. The windows, originally steel, have generally been replaced with aluminium joinery. The ground level verandah on the east side is infilled with timber joinery.

The Nathan Homestead has been identified as being earthquake prone, based on a Detailed Seismic Assessment done in 2018 and will require seismic upgrading.

The exterior of the building is generally in a reasonable condition. The terracotta-tiled roof was repaired in 2017. New lead flashings were installed, ridge capping tiles re-pointed and anchor points installed for the ongoing safety of roof maintenance.

There is decay evident in places to the expressed timber detailing, as well as to the timber windows at ground level on the east side in parts. Hairline cracks in the plasterwork are evident in some places, particularly on the west side. There is some corrosion to the decorative rainwater heads. One of the downpipe gully traps in the south east corner was blocked and filled with water. (Observed in July 2018.)

There have been periodic maintenance issues with gutters, which are high and therefore hard to maintain, downpipes and drainage. Some repointing is required to the base of brick piers on the east side and to the brick steps on the north terrace. The concrete treads to the 1970s egress stairs on the east and west sides of the building have deteriorated in places.

The exterior has not been repainted for some time (possibly 10 years) and will require repainting. Maintenance of the east facade is limited by the location of the childcare facility playground along this side.

The interior incorporates timber panelling, expressed timber beams and battens to the ceilings, timber floors and built in furniture in some of the rooms. A programme of interior refurbishment was undertaken in 2017 to the main spaces at ground and first floor level, and as a result the interior generally appears well-presented and in good condition. Some specialist conservation is required, for example to the oak window sills and banister along the main stairwell which are sun bleached. The work in 2017 did not include all spaces in the service wing and former sleeping balconies. Some of these spaces can be cold and damp.

Leaking occurs during heavy rain periods in the ground floor creche and has caused damage to the walls on the first floor, likely due to a blocked downpipe. The basement strong

room has periodic issues with dampness and flooding, occasionally related to the maintenance of the pumps below the homestead.

In 2017 heat pumps were installed at the upper level, with compressor units mounted on the roof. Existing electric heaters remain at ground floor and in smaller rooms throughout the homestead. However, parts of the building remain cold in winter, so an appropriate form of heating should be investigated.

There is an existing security alarm system in place. However, it does not include security cameras, which would be useful to monitor all parts of the house and spaces inside and out.

### **The Water Tower**

The water tower is constructed of reinforced concrete, with a coloured render finish to the exterior. The whole roof structure is believed to have been replaced around 1976 complete with galvanised metal roof tiles. The roof is deteriorated, with some tiles lifted or loose. The concrete structure appears to be in reasonable condition. There is some spalling render near vent openings on the west side, and some chipping to the buttress corners in places. Hairline cracks in the render are evident in places. A tree branch, which touches the north side of the roof may be causing damage.

Access to the structure is prevented due to vandalism and graffiti to the interior caused by unauthorised access in the past. The steel plates, which have been fixed over the door and ground level vent openings, are corroded.

No seismic assessment has yet been done for the water tower.

### **The former Dairy**

The Dairy walls are constructed of plastered brickwork. The existing roof is corrugated iron. The gabled roof extends past the walls at the north end and is supported on posts. The gable ends are clad in timber shingles and have louvred vents to allow cross ventilation.

The Dairy is in poor condition. Cracks are evident on the north end of the building and tree roots are damaging the timber cover board at the south west corner. There is no storm water collection from the roof, with the potential for deterioration around the base of the building. The ground around the building is very damp and muddy in winter.

The large trees adjacent to the Dairy should be removed to prevent further damage. Structural upgrading and repairs are required to address the cracking.

### **The Timber Sheds**

Deterioration is evident around the base of both small timber sheds located to the north east of the tennis court. Decay is also evident to the facings around the window at the north end of the north shed and to its door sill on the west side. The base of the buildings is at ground level, with the ground around falling towards the buildings. The downpipes discharge to the ground, directing water to the base of the buildings. Improvements to drainage are required to direct stormwater away from the buildings.

### **The Theatre Building**

The building appears to be generally in reasonable condition however, deterioration is evident to the base of the vertical weatherboard cladding in places.



The location of the Theatre very close to the homestead contains views and access to the house. However, the function of the theatre is a key part of the arts focused programme. Options for redevelopment of the theatre and outbuilding functions should be considered.

## **7.5 Procedural Factors**

### **7.5.1 ICOMOS Charter (NZ) 2010**

Maintenance and conservation works should be consistent with accepted conservation practice, particularly as expressed in the ICOMOS *New Zealand Charter*.

The ICOMOS Charter identifies conservation principles that should be applied to guide the conservation of places of cultural heritage value. All conservation work carried out with regard to David Nathan Park and Homestead should be consistent with these principles.

### **7.5.2 Special Skills**

The conservation of historic structures and finishes require special skills and training. All conservation work on historic elements of the structure should be carried out under the direction of professionally skilled persons such as an architect or specialist conservator with recognised training, specialist skills and proven experience in conservation.

The training of staff with special skills is also required to manage and maintain heritage gardens.

### **7.5.3 Maintenance**

On-going maintenance of all the buildings is essential to ensure the continuing stability of features of historic significance and the continued well-being and presentation of the property. Maintenance practices for the buildings will best be guided by a systematic maintenance plan. Such documents require periodic (e.g. five yearly) review to ensure that conservation maintenance remains appropriate to the building.

Sympathetic maintenance of the garden is essential to ensure the stability of garden fabric and structures.

### **7.5.4 Conservation Plan**

This conservation plan is a policy document. The purpose of this Plan is to document the history of the site and its component parts, to identify its primary significance and to outline a strategy for preserving its heritage values.

Copies of the Conservation Plan should be made available in an appropriate public archive. Copies of this document should be submitted, if required, with applications for resource consent and other statutory procedures. The Conservation Plan should be periodically reviewed, for example at five to ten yearly intervals or if further information comes to light that might affect the management of the structure.

Conservation processes should be recorded for archival purposes when they are carried out, and to take account of any new physical evidence, that is uncovered. It may consequently be necessary to revise relevant sections of the Conservation Plan and amend aspects of the conservation policy when necessary.

### 7.5.5 Managing threats to Heritage Significance

Heritage fabric can be placed at risk by neglect of maintenance, poor risk management and inappropriate activities or uses. Careful management is required to limit the potential for such threats.

Potential risks to significant buildings on the property include:

- Damage in the event of an earthquake
- Damage from fire
- Damage during severe weather events
- Damage during maintenance or construction works
- Wear and tear on significant fabric from visitor use as well as during maintenance works or inspections
- Graffiti and vandalism
- Development impacting on the significance of the surrounding landscape and important views to and from buildings.
- Loss of significant fabric due to deferred maintenance
- The potential impacts of structural upgrading

Potential risks to the landscape include:

- Damage during severe weather events
- Damage during maintenance or construction
- Deterioration caused by pest plants and animals
- Loss of significant features through inappropriate development or lack of knowledge
- Vandalism

Regular monitoring and maintenance will be required to limit deterioration to both the landscape and built structures. Action will be required if deterioration is observed through monitoring, with the aim of retaining significant features and fabric. Monitoring will also be required for any damage caused by graffiti or vandalism. Seismic upgrading and any required upgrading for fire protection and security will need to be planned for and implemented.

## 8.0 CONSERVATION OBJECTIVES AND POLICIES

Conservation policies to balance the requirements of use and development, while retaining the significance of the place have been developed with reference to the management objectives for David Nathan Park in the Reserve Management Plan which include the following:

Objective 1: To recognize the special relationship which mana whenua hold with the land and enable the story of mana whenua cultural associations with the Manurewa area.

Objective 2: To preserve and restore the historical significance of the park.

Objective 3: Work with mana whenua to enhance the ecological, historic and recreational value of the bush area of David Nathan Park.

Objective 4: To provide for events and activities that raise the profile of the park in a way that does not compromise its heritage and ecological values.

Objective 5: To raise awareness of the heritage and ecological values of the park.

Objective 6: To provide opportunities for community involvement in the park and for social or commercial enterprise to return value to the community and park.

Objective 7: To enhance neighbourhood connectivity of the park and safe pedestrian access into and through the reserve.

The development of conservation policies has been based on an understanding of the significance of the place. They also take into account the range of constraints affecting the place and are consistent with the ICOMOS New Zealand Charter (2010) for the *Conservation of Places of Cultural Heritage Value* which sets out the principles to guide the conservation of places of cultural heritage value in New Zealand.

Objectives for the conservation of David Nathan Park include:

- Enhancing understanding of special relationship which mana whenua hold with the land through management, collaboration, research, programmes and activities.
- Enhancing understanding of the relationship of David Nathan Park and Homestead with the historic development of the surrounding area, including the Totara Park and the Auckland Botanic Gardens, Orford Park, street names and other historic buildings in Manurewa.
- The retention and conservation of significant buildings, structures, landscape features, trees and plants associated with the development of the property by the Nathan Family
- The retention of significant landscape features and plantings associated with subsequent development of the property.
- The careful integration of new elements to enhance public use of the park without compromising cultural values.
- The implementation of a conservation process which will manage ongoing conservation and maintenance.

Objectives for the conservation of Nathan Homestead include:

- Enabling an appropriate and feasible use, to support the care and maintenance of the place
- Attending to present and long-term deterioration;
- The discreet incorporation of necessary new works or elements that will enable the building to be sympathetically adapted for use in such a way as to minimise loss of cultural significance,
- The implementation of a conservation process which will manage the ongoing care and use of the building
- The co-ordination of design and maintenance decisions for the buildings to ensure that these are based on sound conservation practises and consistent professional advice.

*The following policies are intended to guide the conservation of the property including ongoing maintenance and repair of the buildings and surrounding landscape. Conservation Policies have been divided into three groups as follows:*

- A those which apply to both the landscape and the house,
- B those which apply to the landscape specifically
- C those which apply to the house specifically.

## **A GENERAL CONSERVATION AND MANAGEMENT POLICY**

### **Objective 1: Good practice approach and conservation standards**

*The conservation and management of David Nathan Park and Homestead should be based on recognised standards of conservation practise and knowledge.*

**Policy 1.1** Management in collaboration with mana whenua should reflect the objectives in the David Nathan Park Reserve Management Plan and specific considerations included in the Landscape Review Report 2014.

**Policy 1.2** The conservation, management and development of David Nathan Park and Homestead should be carried out in accordance with the principles set out in the *ICCOMOS New Zealand Charter* which include the following:

- Do as little as possible and as much as necessary, with minimal intervention and consistent with long-term care;
- The implementation of a conservation process which will manage ongoing conservation and maintenance.
- Any decisions should be based should be based on an understanding and appreciation of all aspects of cultural heritage value;
- Enabling compatible use, that supports the conservation of the place
- The greatest respect for, and least possible loss of material of cultural heritage value,
- Making use of relevant conservation values, knowledge, disciplines, arts, crafts, trades and traditional skills.
- Recording all work carried out and any changes made.
- Enhancing understanding of the history and significance of the place through the provision of interpretive information.



- Policy 1.3** All work concerned with the conservation of historic elements on the site should be carried out under the direction of people with recognised training, and the necessary specialist skills and experience.
- Policy 1.4** Contractors and other advisors for work on the property should be selected based on expertise in their respective fields, and experience with working on heritage projects.
- Policy 1.5** Good records should be kept for the duration of any works to the building. Photographs and other relevant documentation of the existing condition of the building or spaces within it should be made prior to work being carried out. Recording may include:
- photographic records,
  - measurement and drawing of details,
  - keeping samples of materials, features, items, etc.
  - keeping records of investigations and maintenance and other work carried out.
- Policy 1.6** Records of conservation work and any discoveries made during future works and any future research should be placed in an appropriate archive, such as Auckland Council's archives.
- Policy 1.7** The conservation plan should be periodically reviewed, particularly when further knowledge is gained during conservation work. It is recommended that the conservation plan be reviewed at ten yearly intervals or earlier if significant modifications occur.

## **Objective 2 Statutory requirements**

*The need to meet statutory requirements shall be carefully integrated with conservation planning and implementation.*

- Policy 2.1** Consultation should be carried out with regards to any proposed changes to the site and buildings. Changes should be discussed at an early stage with the Heritage Division of Auckland Council prior to development of any required resource consent application. An Authority to Modify may be required under the Heritage New Zealand Pouhere Taonga Act for any works involving excavation.
- Policy 2.2** All building work shall be carried out in accordance with the Building Code to comply with requirements of the Building Act.
- Policy 2.3** The cultural values of the site and buildings should be understood and carefully considered when investigating any upgrading to meet current standards.

## **Objective 3 – Retaining significance**

*The Statement of Significance and the associated Heritage Inventory which provides an assessment of heritage features and fabric should guide planning for conservation, maintenance and adaptive use.*

**Policy 3.1** The overall significance of the place should be retained through the conservation and maintenance of built and natural elements that have been assessed as significant elements. Significance should be recovered where possible with the removal of elements that detract from significance, if feasible. As far as practicable, the following conservation processes should apply:

Elements of **high significance** should have as little intervention as possible. Modification should be limited to processes of maintenance, repair, stabilisation, restoration, reconstruction or reinstatement.

Items of **moderate significance** should also be retained and conserved as far as is practicable. Any change should be the minimum necessary limited to processes of maintenance, repair, or restoration.

Items of **some significance** should be retained where practicable. A greater degree of intervention may be possible, for example for functional improvement.

Items of **little or no significance** or not relevant (Nil) may be retained or removed for functional reasons where there is no conflict with items of significance.

Items which are **intrusive** on conservation and heritage values should be removed, replaced or concealed, where practicable.

## **B CONSERVATION POLICY- CULTURAL LANDSCAPE**

### **Objective 4 Significant Landscape Features**

*The bush and designed landscape and gardens developed by the Nathan Family should be conserved to retain significant built and natural elements including those added over time.*

**Policy 4.1** Significant natural and built features within the site should be retained as far as practicable and conserved and maintained as part of the historic park landscape.

**Policy 4.2** Elements that have been added at later stages, that do not detract from significance, should be retained and maintained, as evidence of changes that have occurred over time.

**Policy 4.3** Elements that have been identified as intrusive, that detract from the significance of the landscape, should be removed in the long term, if practical.

**Policy 4.4** Maintenance, conservation and strengthening if required, should be undertaken for significant buildings including water tower and dairy, and the timber sheds. The adaptive reuse of these structures should be considered in conjunction with proposed works to facilitate objectives for use of the park.

**Policy 4.5** The recommendations for the bush, landscape, trees and planting as set out in the Landscape Review and included in the David Nathan Park Reserve Management Plan should be followed. Additional recommendations, based on the research carried out for this conservation plan, should also be referred to (Refer Recommendations in Section 9.0)

- Policy 4.6** A site survey for the property should be prepared to record all significant structures, and constructed landscape features on the site. Plans and elevations should be available for all buildings.
- Policy 4.7** The stone feature and surface drainage channels in the bush should be recorded and protected.
- Policy 4.8** A potential ha-ha along the northern boundary, used historically to manage farm animal movement, should be investigated.
- Policy 4.9** Potential evidence of the lily pond and southern garden rooms should be investigated, through garden archaeology projects as part of the interpretation of the property.
- Policy 4.10** Consideration should be given to reducing the extent of the metal drive adjacent to the bush to recover the landscaped connection from the bush to the garden.
- Policy 4.11** Understanding and appreciation of the Lime walk should be enhanced. The spacing of the trees should be measured and the visual relationship to and from the lime walk and the water tower carefully enhanced. Removal of part of the metal drive, which creates a visual divide between the lime walk and the water tower could assist with this, along with managing subtle low-level view shafts to the tower.

## **Objective 5 Maintenance**

*A conservation-based approach to maintenance should be applied to the grounds to ensure significant fabric is protected and that evidence of earlier use is not obscured or inadvertently removed.*

- Policy 5.1** All buildings on the property should be regularly maintained, to retain significant fabric, and to ensure they can be used and are well-presented. Unpainted buildings such as the water tower, which has a coloured render finish, should not be painted.
- Policy 5.2** Regular checking and any maintenance required to trees should be carried out under the direction of a qualified arborist.
- Policy 5.3** The use of herbicides and insecticides should be controlled and used sensitively to ensure that the well-being of the garden is maintained.
- Policy 5.4** Regular soil fertility tests should be made of all lawns and gardens.
- Policy 5.5** An investigation of drainage on the site should be undertaken including to lawn areas and the bush.
- Policy 5.6** Weed plants (excluding those trees identified as significant) should be controlled and if possible, removed.
- Policy 5.7** A risk assessment for storm damage to historic tree stock should be prepared.

**Policy 5.8** Boundaries around the property including the area of bush should be undertaken to manage potential dumping of waste materials, including green waste.

**Objective 6 Use**

*The use of the place should enhance conservation values and avoid placing constructed or natural features at risk.*

**Policy 6.1** Use of the park should encourage an appropriate degree of public access and minimise requirements for physical intervention. New buildings and facilities such as car parking, service requirements, and paths should be limited and located in areas that will not impact on the primary views and vistas to and from the house. Significant buildings should be adapted for use if possible.

**Policy 6.2** The impact of public use on the park landscape should be carefully monitored and action taken to control use if it is shown to be causing damage.

**Policy 6.3** Opportunities to improve pedestrian access from Dennis Avenue into and through the park should be investigated, including access for those in wheelchairs. Access and parking for disabled and mobility- challenged people should be reviewed and improved as far as practicable. (For example, the disability car parks are currently on a slope and should be level, as far as practicable).

**Objective 7 Interpretation**

*Interpretive information and educational programmes should be provided to enhance understanding of the range of values associated with David Nathan Park and Homestead.*

**Policy 7.1** Interpretive information should be developed for the property to highlight Maori history and associations with the Manurewa area, the earlier farming history of the property, the Nathan family history, gardeners and staff, the gardens and house, social events, the ongoing history of the place as a cultural facility in Manurewa, artists and performers associated with the place, as well as information about the significant structures, trees and plantings.

This might include heritage information and appropriate on-site signage, information for the Nathan Homestead website, education and gardening programmes, developing garden areas based on the historic records of parts of the garden, garden archaeology projects and research projects, such as the growing of flowers for display in the house.

**Objective 8 Future development**

*Necessary new works that will enable the park to be used and enjoyed as a historic place should be discreetly incorporated in such a way as to cause minimum loss of heritage value or to recover heritage value.*

**Policy 8.1** New elements associated with public use of the park such as parking, toilet facilities, seats and bins, and paths should be carefully located to avoid impact on significant views to and from the house and other significant built or



natural landscape features. The design of new elements should be consistent with the quality and character of existing features.

**Policy 8.2** Options for redevelopment of the theatre and outbuilding functions should be considered and include repositioning the outbuildings a comfortable distance away from the homestead and slightly further to the west to allow better views from Hill Road. The concept plan to be developed for David Nathan Park should consider options including a new building designed in a style to relate appropriately to the homestead and reflect the glass houses that once occupied the location, as well as relating appropriately to Hill Road.

**Policy 8.3** Options should be considered for the redesign of the approach to the homestead from the car park. The concept plan to be developed for David Nathan Park should consider options including:

- Redesign of the planters, stairs and ramped access to the south of the Homestead
- Use of plant types at this entry that reflect the historic planting types on the property
- Enabling more direct access to the south porch
- Screen pipework
- Enabling wheelchair access from the car park to the east side, in conjunction with consideration of a café and outdoor landscaping on the east side. This will allow removal of the existing disability ramp which detracts from the homestead and will facilitate opening up the back porch, and more direct access.
- Removal of the childcare playground and fencing to the east of the Homestead, to enable access from the car park and reinstatement of the historic gardens in this area

**Policy 8.4** Landscape restoration projects could include re-establishing a garden area based on the decorative southern garden rooms. Potential reinstatement of the clay drainage channels to the 1910 era driveway alignment could also be considered as part of drainage improvements and landscape restoration. Landscape archaeology projects could also investigate the location of these gardens in the area to the south east of the house as well as features such as the lily pond which was filled in. Understanding and appreciation of the Lime walk should be enhanced, including its visual relationship to and from the lime the water tower. Options for the removal of part of the metal drive, which creates a visual divide between the lime walk and the water tower, should be investigated. Look to restore the layered planting (trees and lower level planting) on the north and west boundaries of the large lower lawn.

## **C CONSERVATION POLICY- NATHAN HOMESTEAD**

### **Objective 9: Viable Use**

*The Nathan Homestead should continue to be used as a means of retaining its significance. Seismic upgrading, conservation, repair and adaptation should aim to enhance the ongoing use of the building to ensure it is retained and cared for.*

**Policy 9.1** Adaptation may be required to meet requirements for ongoing use. The degree of change to enable this should be kept to a reasonable minimum. Significant building fabric and detail that is still in place and in reasonable condition should be retained wherever practicable. In considering appropriate use or changes for use, the following factors should be taken into consideration:

- Whether the activity can utilise the original configuration and layout with minimal change.
- Whether new services to be provided retain, as far as is practicable, the original fabric of the building and not detract from the aesthetic and design qualities of the building
- The economic viability of the use or change and how it will provide for the on-going preservation and maintenance of the building.

### **Objective 10: Structural Upgrading**

*The building has been identified as earthquake prone and seismic strengthening will be required as part of the conservation of the building.*

**Policy 10.1** Allow for seismic upgrading options to be investigated by structural engineers, and reviewed by an architect with conservation expertise, to limit impact on significant historic fabric.

**Policy 10.2** Structural upgrading should be designed to keep visual and physical impact to a reasonable minimum. New structural components should be concealed or designed where possible to be as visually unobtrusive as practical.

**Policy 10.3** Where invasive structural investigations are required, these should be located in areas of low heritage value as far as possible.

### **Objective 11: Retaining and recovering significance**

*The general objective for conserving the building is to preserve and maintain significant fabric. Nathan Homestead largely retains its original plan layout including the primary spaces in the north wing as well as the service wing to the south, providing an understanding of the way of life at the time the Nathan Family lived here.*

**Policy 11.1** The original form of the house should be maintained as far as is practicable, to retain original spaces and detail as well as elements added or modified over time identified as having heritage significance.

**Policy 11.2** Original spaces and details that have been covered over or lost over time should be recovered or reinstated where practicable, where there is clear evidence of the original design. Consideration should be given to restoring the original verandah space on east side of the house in future, if ever change in use allows this.

- Policy 11.3** New work in areas that have significant heritage values should generally match existing detail and materials.
- Policy 11.4** Materials and workmanship for new work or conservation should be of a high standard comparable with the original building.
- Policy 11.5** Alterations within the interior may reveal earlier finishes and colours. These should be used as the basis for the restoration of interior spaces when appropriate.
- Policy 11.6** Exterior colour and decorative schemes should be developed based on investigation of the original or early schemes employed.
- Policy 11.8** Historic materials, finishes, and detail should be retained as far as practicable. Any new fittings and finishes should be designed or selected with consideration of original design intentions materials and finishes. Where new finishes are necessary, earlier evidence should be retained or recorded and left in place beneath new finishes where possible.
- Policy 11.9** Where building fabric has deteriorated and requires repair and/or replacement, work should, as far as practicable, match the original or early materials, detailing and construction techniques. Repair (rather than replacement) should be the priority and specialist heritage advice should be sought accordingly. New work should be identifiable on close inspection.
- Policy 11.10** Fabric of value that is unavoidably removed should be labelled and retained in appropriate storage for possible future reinstatement, or for analysis or interpretation purposes.
- Policy 11.11** The building and site surrounds should be protected from damage while any work is being carried out. Consideration should be given to potential damage from impact, dust, fire or water as any work proceeds. If required suitable protection should be put in place.
- Policy 11.12** Any works proposed should be reviewed to consider potential consequences, for example on structural performance of other parts of the building, possible effects on materials adjacent, weather-tightness, drainage or moisture levels and ventilation.
- Policy 11.13** Building security should be maintained and be periodically reviewed to ensure the building is adequately protected.
- Policy 11.14** Options for fire protection and upgrading fire safety should be investigated in conjunction with any proposed changes.
- Policy 11.15** As part of an investigation of fire safety and egress, options to relocate and replace the existing exterior fire escape stairs, which detract from the architectural qualities of the homestead and its relationship to the grounds, should be investigated.
- Policy 11.16** Heating, electrical wiring and lighting should be periodically reviewed.
- Policy 11.17** Aluminium windows should be replaced with steel windows, based on the original design if practicable.

**Objective 12: Maintenance**

*The building should be regularly maintained to keep it weather tight and sound and to reduce the need for major intervention.*

**Policy 12.1** Causes of deterioration should be stopped, and recurrence prevented as far as is practicable. Maintenance and repair of decayed fabric should use the same materials as existing fabric, and not change the appearance of the building.

**Policy 12.2** A regular programme of inspection and maintenance should be implemented.

**Policy 12.3** Materials do not need to have an 'as new' appearance; however, it is important that the building is repaired and maintained in good condition to enhance its significance. The patina of age should be acknowledged particularly in regard to finishes and materials which show reasonable wear through weathering and use, where this is not detrimental to the condition of the building or its safety and the safety of users.

**Objective 13: Interpretation**

*The Homestead can be valued more highly if its heritage significance and history is appreciated. Interpretive information for Nathan Homestead should continue to be developed.*

**Policy 13.1** Opportunities to highlight the history and significance of the Nathan Homestead should be developed, including further interpretative information inside the homestead and online.



## 9.0 Recommendations - David Nathan Park Landscape Review 2014

### With clarifications based on Conservation Plan research in 2018

*Recommendations for David Nathan Park were prepared by Treeline Parks Services in 2014. These recommendations are generally supported, with some clarifications provided by landscape historian John Adam, based on further research carried out for the conservation plan in 2018. The Manurewa Local Board has provided further recommendations based on knowledge of the history of the park. These 2018 clarifications are included in each section.*

The review by Treeline Park Services included in the Landscape Review 2014 outlines the historical information of the site including an assessment of the significance of the site to Te Ākitai Waiohua; and assesses the current landscaping in light of the use of the site as a community arts centre. It provides a set of recommendations for David Nathan Park aimed to strengthen and improve the garden as a heritage feature to be enjoyed by the community into the future. It also reviewed the Needs and Aspirations Analysis 2014 and recommendations from Te Ākitai Waiohua and supported a number of those recommendations. Below are the final recommendations from this plan.

#### Reserve Management Plan

1. A holistic Reserve Management Plan should be undertaken for the whole Park, as per Visitor Solutions' recommendation, with a landscape plan forming a key component of this document. This first recommendation is perhaps the most important as it will bring together all the recommendations listed here in the Landscape Review, plus the findings of the Needs and Aspirations Analysis, the Conservation Management Plan for the homestead and the David Nathan Conservation Plan that focuses on the remnant forest.

#### Iwi Considerations

2. For new plants/vegetation used on the site Te Ākitai Waiohua ask that, where possible, preference should be given to native and eco-sourced vegetation and other 'productive species' (e.g. fruit-bearing trees) to help increase and/or support the native biodiversity and to recognise the whakapapa and enhance the mauri of the site.
3. Te Ākitai Waiohua support the use of Indigenous Tree/Plant species (Natives) commonly known to the area such as Totara, Karaka, Puriri, Manuka, Kanuka and other known species.
4. That all natural water resources are not adversely impacted upon and are subjected to riparian planting requirements with appropriate native species only.
5. That Pou Tohu (sculpture/monument) and other cultural markers/signage or story boards are provided to acknowledge Te Ākitai Waiohua's ancestral affiliation and allow them to realign their ancestral linkages to this area.
6. Provisions made for karakia before any earth/water works proceed. Participate and resourced with regard to monitoring of any proposed works from a kaitiaki perspective.

7. Te Ākitai Waiohua wish to be part of the decision making in regard to the final outcomes of David Nathan Park moving forward.

#### Overall Site Development and Usage

8. Community involvement in the development of the gardens and conservation of the remnant forest should be encouraged. Local gardening clubs, schools or other community groups may be interested in being involved with the development of the garden and the conservation of the remnant forest.

*This involvement could investigate use of plants evident historically in the garden, such as hydrangeas, roses and recover features such as lattice frames, hedges and orchard. Garden archaeology projects could further enhance the understanding of the garden. Garden history research projects could be done with community involvement.*

9. Visitor Solutions' recommendation in the Needs and Aspirations Analysis to relocate the café to the north eastern side of the homestead is supported as it will better connect the homestead with the surrounding landscape.

10. It is recommended that the proposals of Visitor Solutions to relocate the childcare facility, the theatre and Mineral and Rock Club to other local sites be further considered by Council. These changes would have both positive and negative impacts on the landscape of David Nathan Park, by potentially improving the entrance to the park and access to the homestead and by removing a significant user group of the park.

11. The proposal by Visitor Solutions to hold more outdoor events in David Nathan Park will benefit the park greatly and is supported.

*The addition of power sources, wi-fi and drinking fountains would enhance community participation. The improvement of paths that provide wheelchair access should be investigated as the slope of the site restricts accessibility.*

12. This Landscape Review supports the management objectives and Actions of the David Nathan Conservation Plan prepared by Kingett Mitchell Ltd in 2006. Particularly the objectives to plant a shrubby buffer around the forest markings to reduce 'edge effects' and control pest plants are worth noting here.

*Archaeological advice may be required. Conservation in the forest should also protect the stone structure which survives in the bush.*

13. The entire site should be reviewed from a CPTED perspective with a view to opening up sightlines where possible. Actions should include reducing the height of boundary planting in consultation with neighbours to allow people to look into the park and trees could have their canopies lifted or some selective removals could be undertaken where possible.

*The homestead provides good passive surveillance of the grounds due to its elevation and the large number of different groups that use the rooms. Surrounding properties are at a lower elevation, so there may be few opportunities to open up useful sight lines by lifting canopies or selective tree removals that would allow people to "overlook" the park. The garden, large trees and native bush are part of the historical fabric of the park and have long provided a visual screening from the residential properties that surround the park. The setting provides a place for quiet*

*reflection or a garden setting for a family picnic or wedding photos. The CPTED review must take a balanced approach taking the above into account.*

14. It is important to encourage ongoing use of the tennis court and consider initiating use of the croquet lawn for the purpose for which it was built.

### Trees

15. A number of trees are worthy of protection under the Unitary Plan in addition to the two groups of Japanese cedars and the remnant forest. A list of these trees and their corresponding reference number on the Existing Vegetation Plans in Appendix 2 is as follows:

- 10x totara - Podocarpus totara (11a, 11h-11p)
- 1x English oak - Quercus robur (17a)
- 1x liquidambar - Liquidambar styraciflua (16)
- 6x linden - Tilia cordata (15)
- 1x English oak - Quercus robur (17b)
- 2x totara - Podocarpus totara (11b, 11c)
- 1x tulip tree - Liriodendron tulipifera (18)
- 2x lilly pilli - Syzgium smithii (20a, 20b)
- 4x totara - Podocarpus totara (11d, 11e, 11f, 11g)
- 3x phoenix palm - Phoenix canariensis (23a, 23b, 23c)
- 1x pin oak - Quercus palustris (1a)
- 6x phoenix palms – Phoenix canariensis (23d-23l)
- 2x lilly pilli – Syzgium smithii (20c, 20d)
- 2x southern magnolia – Magnolia grandiflora (7a, 7b)
- 1x Norfolk Island pine – Araucaria heterophylla (51)
- 1 x Himalayan cedar – Cedrus deodara (9a)

*Further trees were identified as significant through preparation of the conservation plan research by landscape historian John Adam. Based on research and site measurements to assess age, these trees are also associated with the Nathan family's period of ownership and include:*

- 1 x Firewheel Tree - *Stenocarpus sinuatus* (4, Sheet 2)
- 2 groups of Japanese Cedar Trees - *Cryptomeria japonica* 'Elegans' (8a, b, c on Sheet 3 and 8 d, e and f on Sheet 2)
- 1 x Chinese Fan Palm - *Trachycarpus fortune* (33, Sheet 2)
- 1x Coast Redwood- *Sequoia sempervirens* (48, Sheet 2)
- 1 x Port Wine Magnolia- *Michelia figo* (53, Sheet 2)
- 1 x Bay Laurel - *Laurus nobilis* (54, Sheet 2)
- 1 x Southern magnolia- *Magnolia grandiflora* (7, Sheet 3)
- 1 x Camphor Laurel - *Cinnamomum camphora* (19, Sheet 3)
- 1 x Norway Spruce - *Picea abies* (30, Sheet 3)
- 1 x Guava- *Psidium guajava* (32, Sheet 3)
- 1 x Norfolk Hibiscus - *Lagunaria patersonii* (34, Sheet 3)
- 1x Yunnan Poplar - *Populus yunnanensis* (38, Sheet 3)
- 1 x Pear Tree- *Pyrus communis* (Marking site of former orchard, to east of bush adjacent to Grande Vue Road)
- *Tradescantia* within the bush (northern boundary)

*Refer to the list of Trees and Vegetation at the end of this section highlighting trees that are associated with the Nathan Family period.*

*The north boundary once had layers of trees and lower level planting. Over time trees have grown, lower level planting has diminished, and the fenced boundary is becoming more visible. More lower level planting on the northern boundary is recommended to restore the layered garden quality. Low planting adjacent to the fence along the Hill Road properties in front of the playground is also recommended to soften the boundary.*

16. Pest trees within the garden, excluding those that have been 14 recommended for protection for their heritage significance, should be removed. These species include lilly pilly, phoenix palm and Norfolk Island hibiscus (*Lagunaria patersonii*). Consultation with neighbours and the public may be required prior to these removals. Any further seedlings of these tree species and others on the pest plants list that establish in the gardens should be removed.

*The Strelitzia regina (Bird of Paradise) by the croquet lawn has become overgrown and inhibits the view from the front veranda through to the lawn and should be removed. A small division of the plant should be retained for growing elsewhere in the gardens; possibly in the rockery.*

*The palms in the planters by the car park are inconsistent with the heritage values of the site and should be removed. These beds at the front of the car park entrance could be enhanced with other species such as rhododendron or rose and annual planting.*

17. The arboretum-quality of the site could be developed further with 6 interpretive signage identifying notable trees, both in the garden and the remnant forest.

*The garden was not an arboretum as such, because the trees were largely secondary to the set themed gardens and features. Interpretive signage could help to understand some of the surviving set garden features such as the Lime walk and rockery, to better understand what they were like earlier and how they have changed over time.*

18. Consideration must be given as to whether the Chinese juniper trees to the north of the homestead either side of the steps should be retained or removed. While striking, these trees are not an original feature and are only 30-40 years old. They block key views over the northern lawn and walled garden feature and back to the most important elevation of the homestead.

*These Cypress cultivars known as 'Hollywood' Cypresses, should be removed. They are post-1960 plantings, which over time have compromised significant open views to the north and from the lawn to the Homestead.*

*The Melia tree located in the centre of the octagon garden should be removed because its roots are damaging the surrounding stone flag paving. A sun dial was originally located on a plinth in the centre of this garden and such a feature could be reinstated.*

19. It should be considered whether the washingtonia palms that line the western stretch of the driveway should be retained. They have replaced the standard-formed trees that once grew there and although they serve a similar purpose now and there are other palms in the garden, as they grow taller their form will become considerably different to the original and they will not frame the entrance in the same way.



*Conservation plan research supports the removal of the washingtonia palms, which were not evident historically along the drive. Suitable replacement trees should reflect the type and form of trees evident in this part of the garden in historic photographs. Suggestions include Totara Podocarpus totara and cedar trees – Atlas Cedar, Cedrus atlantica; Deodar Cedar, Cedrus deodar or Cedar of Lebanon, Cedrus libani This is based on two early pictures and the current/standing and historic use of these trees as shelter.*

The crushed shell beneath the bay laurel and port wine magnolia to the south west of the homestead should be removed. If a seating area is required in this location, a small courtyard seating space could be formed, using materials used elsewhere in the site such as the red brick.

*This has been accomplished. There is now only a small strip of crushed shell by the back of the theatre/cold store. The soil condition is extremely poor in this area making it hard to establish replacement lawn.*

*The laurel was removed has subsequently been removed as it was rotten and became a hazard.*

*Two picnic tables on concrete pads in this area are not suitable. The area floods in heavy rain and the tables are often covered in bird droppings, as they are positioned under the port wine magnolia.*

*The picnic tables and concrete pads should be removed and landscaping more sympathetic to the site should be designed as this is a high-profile area along the path to the main entrance from the main carpark area.*

#### Herbaceous Vegetation

20. Herbaceous pest plants, such as agapanthus, buddleia, tuber ladder fern and any others that are present, should be removed and replaced with more appropriate herbaceous perennials.

*Hydrangeas, azaleas and other commonly used plants evident in historic photos could be used.*

21. Consideration should be given as to whether the annual garden beds should be continued in the future or replaced with planting more in keeping with the heritage of the site.

*Annual beds should preferably reflect historic planting, particularly evident in 1930s historic photographs, with a mixture of period annuals and roses.*

22. In terms of the herbaceous planting, consideration could be given to the recreation of some of the beds that have been removed and reintroduction of roses to some of the garden beds and rhododendrons or azaleas to the northern terrace and possibly alongside the tennis court. In addition, it would be good to aim to establish a wide range of rare, unique and interesting herbaceous perennials throughout the garden beds to compliment the arboretum concept and reflect the heritage of the site.

23. Although an anomaly, the rock garden to the south of the tennis court was possibly an original feature of the garden and therefore it is recommended that it be retained and enhanced. This can only add to the rare, unique and interesting vegetation of the site.

*The rock garden is not an anomaly; it was special feature of the Nathan's garden, frequently described in newspaper articles about the garden. It is a significant*

*Edwardian and Arts and Crafts element surviving in the garden. It should be measured and recorded and conserved.*

24. Blank spaces and gaps in the garden beds and the areas that are in poor health should be addressed and replanted in line with the above recommendations. *An area of particular significance is the planter to the southern side of the front entrance. This garden bed is a high-profile area and should be maintained to a high standard.*

25. A further addition to the planting of the site could be to plant the small plant pots set into the pillars at the ends of the brick walls.

*It is not thought practical to plant these inset pots. It is thought likely that they were used periodically for special occasions when the terrace and the house interior would be decorated with plants and cut flowers.*

### Operations and Maintenance

26. Maintenance work should be undertaken to the tennis court, including new line marking, sealing of cracks in the surface, repairs to the fence netting, weed control in the bordering rock wall and assessment of the safety of the rock steps at the north eastern corner.

27. The brick walls and some of the brick paving are showing signs of damage and cracking in some areas and this should be reviewed by an Engineer, Arborist or other specialist and repaired or reinstated as necessary.

*Repair or replacement of deteriorated brick walls should be carefully based on surviving original examples to match the original detail and material as closely as possible. The work should be done by specialists in brick repair and conservation. Some of the previous repairs have reduced the quality of these walls.*

28. Consideration should be given to formalising the accessway to the base of the water tower with a track to protect the understorey of the forest.

*Appropriate path options should be investigated, including an above-ground type to limit impact on the ground surface.*

29. The need for irrigation throughout the garden should be reviewed and increased as necessary.

## Existing Trees and Vegetation Review 2018

A Landscape Review report prepared by Treeline Parks Services Ltd in 2014 recorded trees and vegetation in David Nathan Park. The report includes existing vegetation plans, with trees annotated and numbered over an aerial photo, with a key describing the types. The table below summarises a review by landscape historian John Adam, to understand which trees are associated with the Nathan Family period. This table should be read in conjunction with the site plans showing numbered trees and their locations prepared by Treeline. John Adam has annotated the key on these maps to show what landscape era the trees relate to:

- Landscape Era 1: Nathan Family 1910- 1924
- Landscape Era 2: Nathan Family 1925- 1961
- Landscape Era 3: Post Nathan Family 1961 onwards

In 2018, two trees have been removed from the grounds that cannot be found marked/and or pictured specifically in the Landscape Review report. One is a weeping elm and the other an ornamental *Prunus spp.*

Trees in bold are those noted by Treeline as significant. Further trees, associated with the Nathan Family period of ownership, are also considered significant (including those highlighted in green or pink below).

Sheet No given	Tree No given	Botanical Name given	Common name given	Landscape Era 1,2, 3	Estimated age	Corrections/ Alternative names	Other – country of origin
1	11i	<b><i>Podocarpus totara</i></b>	<b>Totara</b>	1	90-100 2.30m		NZ
	11h	<b><i>Podocarpus totara</i></b>	<b>Totara</b>	1	90-100 4.80m	Multi-stem x 4/5*	NZ
	11j	<b><i>Podocarpus totara</i></b>	<b>Totara</b>	1	90-100 3.32m		NZ
	11k	<b><i>Podocarpus totara</i></b>	<b>Totara</b>	1	90-100 2.76m dbh		NZ
1	12	<i>Podocarpus totara</i> 'aureus'	Golden Totara	Not seen			NZ
1	21	<i>Cordyline australis</i>	Cabbage Tree	3	30		NZ
1	33	<i>Trachycarpus fortunei</i>	Chinese Fan Palm	2	70-90		China
1	42	<i>Aesculus hippocastenum</i>	Horse Chestnut	3	10-30 .56m dbh		Europe
1	43	<i>Washingtonia robusta</i>	Mexican Fan Palm	3	15-25		North America
1	44	<i>Dacrycarpus dacrydioides</i>	Kahikatea	3	20-40		NZ
1	45	<i>Vitex lucens</i>	Puriri	3	20-30		NZ

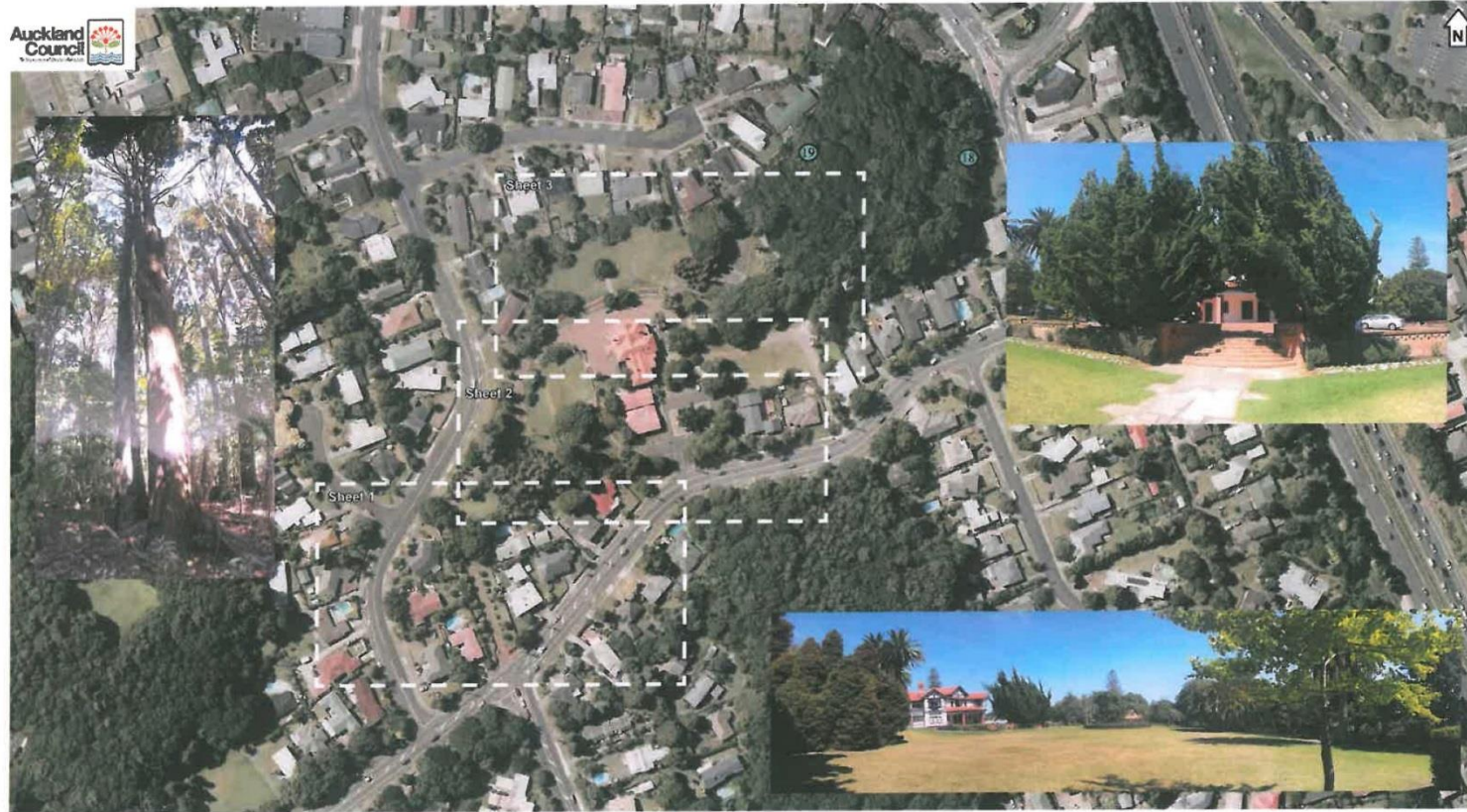
Sheet No given	Tree No given	Botanical Name given	Common name given	Landscape Era 1,2, 3	Estimated age	Corrections/ Alternative names	Other – country of origin
2	1	<i>Quercus palustris</i>	Pin oak	3	50		USA and Canada
2	2	<i>Fraxinus raywoodii</i>	Claret ash	3	50	<i>Fraxinus angustifolia</i> 'Raywoodii'	South Australia 1910.
2	4	<i>Stenocarpus sinuatus</i>	Firewheel Tree	2	80-90		Australia
2	5	<i>Araucaria araucana</i>	Monkey Puzzle	Tree not located in 2018.	Tree not located in 2018.		Chile

2	6	<i>Howea fosteriana</i>	Kentia Palm	3	10		Lord Howe Is USA
2	7	<b><i>Magnolia grandiflora</i></b>	<b>Southern Magnolia</b>	2			
2	8 d	<i>Cryptomeria japonica</i> 'Elegans'	Japanese Cedar	1	2.10 and 1.27		Japan
2	8 e	<i>Cryptomeria japonica</i> 'Elegans'	Japanese Cedar	1	5.63m (5 stems)		Japan
2	8 f	<i>Cryptomeria japonica</i> 'Elegans'	Japanese Cedar	1	3.75 (2 stems)		Japan
2	9	<b><i>Cedrus deodara</i></b>	<b>Himalayan Cedar</b>	2	2.48m	<b><i>Cedrus atlantica glauca</i>, Blue Atlas cedar</b>	Possibly the Nathan tree they planted believing it a Cedar of Lebanon
2	10	Unknown conifer		2		Rare Cypress see seed	
2	12	<i>Podocarpus totara</i> 'aureus'	Golden Totara	No tree			NZ Garden origin
2	14	<i>Acer spp.</i>	Maple	Not seen			Japan
2	17	<i>Quercus robur</i>	English Oak				Europe
2	20c	<b><i>Syzygium spp.</i></b>	<b>Crimson fruit</b>	2	3.37m		<b>Australia</b>
2	20d	<b><i>Syzygium spp.</i></b>	<b>Crimson fruit</b>	2	2.93m		<b>Australia</b>
2	21	<i>Cordylina australis</i>	Cabbage Tree	3			NZ
2	23	<b><i>Phoenix canariensis</i></b>	<b>Canary Island Date Palm</b>	2			<b>Canary Islands</b>
2	33	<i>Trachycarpus fortunei</i>	Chinese Fan Palm	2			China
2	40	<i>Corynocarpus laevigatus</i>	Karaka	3			NZ
2	46	<i>Prunus spp.</i>	Plum	3			Japan
2	47	<i>Agathis australis</i>	Kauri	3			NZ
2	48	<i>Sequoia sempervirens</i>	Coast Redwood	2	Two stems		United States
2	50	<i>Toona chinensis</i>	Chinese toon	3	30		China
2	51	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1/2	80-100		Norfolk Island
2	52	<i>Meliicytus ramiflorus</i>	Mahoe	3			NZ
2	53	<i>Mechela figo</i>	Port Wine Magnolia	2	80	<i>Michelia figo</i>	Japan
2	54	<i>Laurus nobilis</i>	Bay Laurel	1	70-100		Europe

Sheet No given	Tree No given	Botanical Name given	Common name given	Landscape Era 1, 2, 3	Estimated age	Corrections/ Alternative names	Other – country of origin
3	3	<i>Ulmus glabra camperdownii</i>	Weeping Elm	Not seen		<i>Ulmus glabra</i> 'Camperdownii', Camperdown Elm	Europe
3	7	<i>Magnolia grandiflora</i>	Southern Magnolia	2	80-90		United States
3	8a	<i>Cryptomeria japonica</i> 'Elegans'	Japanese Cedar	2	60-80	<i>Cryptomeria japonica</i> 'Elegans'	Japan
	8b	<i>Cryptomeria</i>		2	60-	X8 other stems	Japan

		<i>japonica 'Elegans'</i>			803.28m		
	8c	<i>Cryptomeria japonica 'Elegans'</i>		2	60-802.35m		Japan
3	9	<i>Cedrus deodara</i>	Himalayan Cedar	3	50	Multi stemmed	
3	10	<i>Conifer species unknown</i>		?			
3	11	<b><i>Podocarpus totara</i></b>	<b>Totara</b>	<b>2</b>	<b>90-100</b>		<b>NZ</b>
3	14		?				
3	15	<i>Tilia cordata</i> (5) **	Linden	2	90-100	This is an important historic landscape element re close planting of six linden trees	Is it a relocated planting from old Italian garden? Europe
3	16	<i>Liquidamber styraciflua</i>	Liquidamber	2			North America
3	17	<i>Quercus robur</i>	English Oak	2	90-100		Europe
3	18	<i>Liriodendron tulipifera</i>	Tulip Tree				North America
3	19	<i>Cinnamomum camphora</i>	Camphor Laurel	2	80-90		Asia
3	20a	<i>Syzygium smithii</i>		2	90-100 5.70m	The largest by girth tree	Australian Laurel
	20b	<i>Syzygium smithii</i>		2	90-100	Small stature tree	Australia
3	23 a,b,c	<i>Phoenix canariensis</i>	Canary Island Date Palm	2	90-100		Canary Islands
3	24	<i>Ginkgo biloba</i>	Ginkgo	2			China
3	28	<i>Pittosporum eugenioides</i>	Lemonwood (Tarata)	3			NZ
3	29	<i>Jacaranda mimosifolia</i>	Jacaranda	3			South America
3	30	<i>Picea abies</i>	Norway Spruce	2			Europe
3	31	<i>Juniperus chinensis</i>	Chinese Juniper	3	50	Hollywood juniper	China
3	32	<i>Psidium guajava</i>	Guava	3	60		Asia
3	34	<i>Lagunaria patersonii</i>	Norfolk Hibiscus	3	50		Australia
3	38	<i>Populus yunnanensis</i>	Yunnan Poplar	2	70-100		China
3	56	<i>Melia azederach</i>	Melia	3	30-40		Asia





David Nathan Park - 68 Hill Road - Existing Vegetation Plan (Master) 2014

Existing trees

- 18 *Liriodendron tulipifera* - Tulip Tree
- 19 *Cinnamomum camphora* - Camphor Laurel

April 2014 - Scale 1: 2000 @ A3





David Nathan Park - 68 Hill Road - Existing Vegetation Plan (Sheet 1) 2014

<b>Existing trees</b>		39 <i>Trachycarpus fortunei</i>	- Chinese Fan Palm
11 <i>Podocarpus totara</i>	- Totara	42 <i>Aesculus hippocastanum</i>	- Horse Chestnut
12 <i>Podocarpus totara</i> 'aureus'	- Golden Totara	43 <i>Washingtonia robusta</i>	- Mexican Fan Palm
17 <i>Quercus robur</i>	- English Oak	44 <i>Dacrydium decrioides</i>	- Kahikatea
21 <i>Cordyline australis</i>	- Cabbage Tree	45 <i>Vitex lucens</i>	- Puriri

1 Photo point

Plan: Ryan Hodgson



April 2014 - Scale 1: 500 @ A3



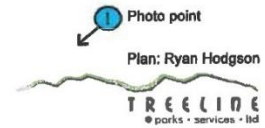


**David Nathan Park - 68 Hill Road - Existing Vegetation Plan (Sheet 2) 2014**

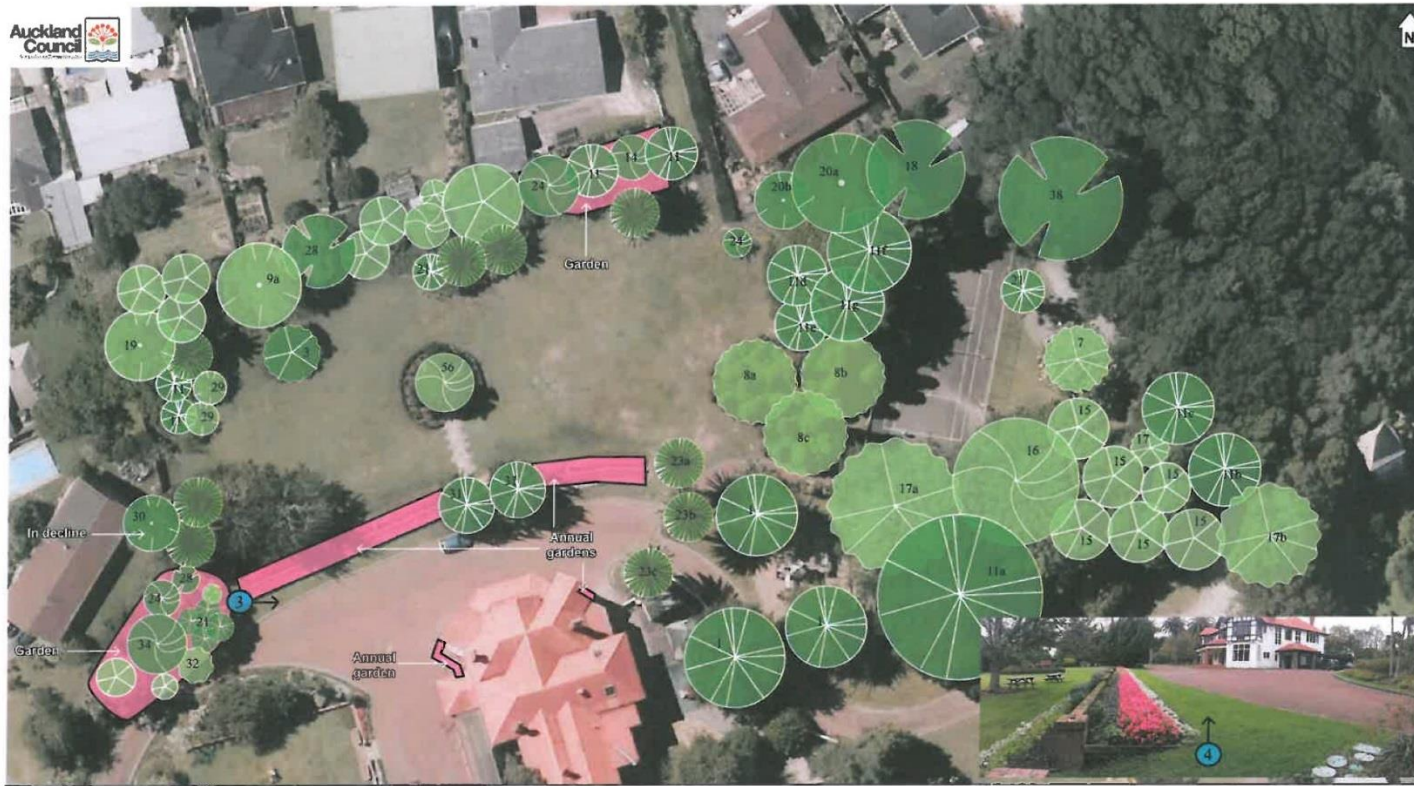
**Existing trees**

- |  |  |
|--|--|
| ① <i>Quercus palustris</i> - Pin Oak           | ⑦ <i>Magnolia grandiflora</i> - Southern Magnolia        |
| ② <i>Fraxinus raywoodii</i> - Claret Ash       | ⑧ <i>Cryptomeria japonica 'elegans'</i> - Japanese Cedar |
| ④ <i>Stenocarpus sinuatus</i> - Firewheel Tree | ⑨ <i>Cedrus deodara</i> - Himalayan Cedar                |
| ⑤ <i>Araucaria araucana</i> - Monkey Puzzle    | ⑩ Conifer species unknown                                |
| ⑥ <i>Howea forsteriana</i> - Kentia Palm       | ⑫ <i>Podocarpus totara 'aureus'</i> - Golden Totara      |
|  | ⑬ Acer spp. - Maple                                      |
|  | ⑭ <i>Prunus yedoensis 'awanul'</i> - Flowering Cherry    |
|  | ⑮ <i>Quercus robur</i> - English Oak                     |
|  | ⑳ <i>Syzygium smithii</i> - Lilly Pilly                  |

- |  |  |
|--|--|
| ⑳ <i>Cordyline australis</i> - Cabbage Tree            | ⑤③ <i>Mechelia figo</i> - Port Wine Magnolia |
| ㉑ <i>Phoenix canariensis</i> - Canary Island Date Palm | ⑤④ <i>Laurus nobilis</i> - Bay Laurel        |
| ㉒ <i>Trachycarpus fortunei</i> - Chinese Fan Palm      |  |
| ④④ <i>Corynocarpus laevigatus</i> - Karaka             |  |
| ④⑥ <i>Prunus spp.</i> - Plum                           |  |
| ④⑦ <i>Agathis australis</i> - Kauri                    |  |
| ④⑧ <i>Sequoia sempervirens</i> - Coast Redwood         |  |
| ⑤⑦ <i>Toona chinensis</i> - Chinese Toon               |  |
| ⑤⑧ <i>Araucaria heterophylla</i> - Norfolk Island Pine |  |
| ⑤⑨ <i>Meliccytus ramiflorus</i> - Mahoe                |  |



April 2014 - Scale 1: 500 @ A3



David Nathan Park - 68 Hill Road - Existing Vegetation Plan (Sheet 3) 2014

Existing trees	
③ <i>Ulmus glabra camperdownii</i> - Weeping Elm	⑭ <i>Prunus yedoensis 'awanui'</i> - Flowering Cherry
⑦ <i>Magnolia grandiflora</i> - Southern Magnolia	⑮ <i>Tilia cordata</i> - Linden
⑧ <i>Cryptomeria japonica 'elegans'</i> - Japanese Cedar	⑯ <i>Liquidambar styraciflua</i> - Liquidambar
⑨ <i>Cedrus deodara</i> - Himalayan Cedar	⑰ <i>Quercus robur</i> - English Oak
⑩ Conifer species unknown	⑱ <i>Liriodendron tulipifera</i> - Tulip Tree
⑪ <i>Podocarpus totara</i> - Torara	⑲ <i>Cinnamomum camphora</i> - Camphor Laurel
⑫ <i>Podocarpus totara</i> - Torara	⑳ <i>Syzygium smithii</i> - Lilly Pilly
⑬ <i>Prunus yedoensis 'awanui'</i> - Flowering Cherry	㉑ <i>Phoenix canariensis</i> - Canary Island Date Palm
⑮ <i>Tilia cordata</i> - Linden	㉒ <i>Ginkgo biloba</i> - Ginkgo
⑯ <i>Liquidambar styraciflua</i> - Liquidambar	㉓ <i>Pittosporum eugenioides</i> - Lemonwood (Tarata)
⑰ <i>Quercus robur</i> - English Oak	㉔ <i>Jacaranda mimosifolia</i> - Jacaranda
⑱ <i>Liriodendron tulipifera</i> - Tulip Tree	㉕ <i>Picea abies</i> - Norway Spruce
⑲ <i>Cinnamomum camphora</i> - Camphor Laurel	㉖ <i>Juniperus chinensis</i> - Chinese Juniper
⑳ <i>Syzygium smithii</i> - Lilly Pilly	㉗ <i>Psidium guajava</i> - Guava
㉑ <i>Phoenix canariensis</i> - Canary Island Date Palm	㉘ <i>Lagunaria patersonii</i> - Norfolk Hibiscus
㉒ <i>Ginkgo biloba</i> - Ginkgo	㉙ <i>Populus yunnanensis</i> - Yunnan Poplar
㉓ <i>Pittosporum eugenioides</i> - Lemonwood (Tarata)	㉚ <i>Melia azedarach</i> - Melia
㉔ <i>Jacaranda mimosifolia</i> - Jacaranda	
㉕ <i>Picea abies</i> - Norway Spruce	
㉖ <i>Juniperus chinensis</i> - Chinese Juniper	
㉗ <i>Psidium guajava</i> - Guava	
㉘ <i>Lagunaria patersonii</i> - Norfolk Hibiscus	
㉙ <i>Populus yunnanensis</i> - Yunnan Poplar	
㉚ <i>Melia azedarach</i> - Melia	

April 2014 - Scale 1: 500 @ A3

Photo point  
Plan: Ryan Hodgson  
TREELINE  
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## APPENDICES

Appendix 1: Chronology

Appendix 2: 1926 Newspaper Article about David Nathan Homestead

Appendix 3: Land Information Summary

Appendix 4: ICOMOS NZ Charter

Appendix 5: Drawings

Appendix 6: Condition Report and Cyclical Maintenance

Refer to Supporting Information in separate report.

## Appendix I: Chronology

### Reference abbreviations used in table:

*Manukau's Journey- A Manukau Timeline*: Manukau's Journey- A Manukau Timeline prepared by Bruce Ringer; <http://manukau.infospecs.co.nz/journey/home.htm>, Auckland Council Libraries.

*Reminiscences by Lawrence D Nathan*: Nathan, Lawrence D, *Nathan Homestead, 1925-1982*, *Reminiscences by Lawrence D Nathan*. Manurewa Historical Society.

Period	Event	Source
1836	CMS missionary William Thomas Fairburn purchased more than 40,000 acres of land south and east from the Otahuhu portage, including almost all the land from the Tamaki River to the Wairoa River. Fairburn's claim was reduced to 3695 acres by the Lands Claim Commission. Legal debate over Fairburn's land grants continued over many years and he finally received a total of 5495 acres.	Stone, pp.166-171
1841	Auckland declared the new capital of New Zealand	Ringer, <i>Countryside in the City; A History of Totara Park, Manurewa</i> , 2012, p.6
1842	The Government granted J R Clendon 10,000 acres of Fairburn's original holding in south Auckland as recompense for land taken in Russell. Clendon's Grant was bounded by Puhinui Road, Boundary Road, Brookby, Alfriston Road, and Weymouth Road, including much of present day Manurewa. Clendon subdivided and sold off sections of this land soon after.  A number of prosperous merchants, traders and businessmen bought land in parts of the Clendon Grant including John Logan Campbell, David Nathan and Thomas McLaughlin, as well as Charles Whybrow Ligar, Surveyor General who bought several tracts of land in the Clendon Grant.	New Zealand Gazette and Wellington Spectator, 31 July 1841, p. 2 Deeds Index A2.50, LINZ records  Ringer, <i>Countryside in the City; A History of Totara Park, Manurewa</i> , 2012, p.8
1843	Clendon took out a mortgage from Alexander Kennedy in March 1843	DI A2.50
1846	Clendon and Kennedy conveyed a 439-acre section of Clendon's Grant, No. 6, to David Nathan in September 1846.	DI 8A.687
1850	Together with C W Ligar, Nathan sold the property to William Hunter (1816-1896) in May 1850	DI 8A.687; Application file 5049, LINZ records
1855	By 1855 the Great South Road was largely complete to Drury.	Ringer, <i>Countryside in the City; A History of Totara Park, Manurewa</i> , 2012, p.10
1850-1863	Hunter retained interest in most of the property through to 1885, although 113 acres was permanently conveyed to other owners in 1863	DI 10A.276
1863-1873	Thomas Russell and Henry Black MacNab had interest over 361½ acres of the property from 1863-1873.	Application file 5049; DI 8A.687 & 11A.771 Advertisement, <i>Auckland Star</i> ,



	This is possibly what was known up nearly to the turn of the 20 <sup>th</sup> century as “Hunter’s Bush”, with stands of Puriri and “running streams of fresh water.”	4 April 1885, p. 6
1867	In 1867 the Manurewa Highway District was defined.	<i>Manukau’s Journey- A Manukau Timeline</i> , 24 September 1867, Manurewa
1870s	From the early 1870s, excursions were made to “Hunter’s Bush” by children and parents of the Otahuhu Wesleyan Sunday School	<i>NZ Herald</i> , 1 February 1873, p. 3
1875	Manurewa’s rail connection with Auckland began in 1875.	<i>Manukau’s Journey- A Manukau Timeline</i> , 20 May 1875, Manurewa
1883-1910	From 1883-1910 land transactions for this part of Hunter’s property involved the Jull family.	DI 10A.53
1885	Land which included the site of the Nathan Homestead today, appears to have been purchased by Harrison and Emma Jull as a 103-acre farm in September 1885 from William Hunter and a number of his mortgagors and interest holders (which included James McCosh Clark, Archibald Clark, Matthew Anderson Clark and possibly Butterworth).	DI 11A.771
1888-1894	98 acres 5 perches were transferred first to Thomas Henry Brown in November 1888, then to Diedrich Wilhelm Von Seggern in September 1892, and then to Charles Ernest Jull in 1894.	DI 10A.34
1888	29 November 1888 Transfer from H J Jull & J Giles (mortgagor) to <b>Thomas Henry Brown</b> (98 acres 5 perches)	DI 10A.34
1892	30 September 1892 transfer from T H Brown & H J Jull to <b>Diedrich Wilhelm Von Seggern</b> (98 acres 5 perches)	DI 10A.34
1894	2 April 1894 Equity of Redemption D W Von Seggern to <b>Charles Ernest Jull</b>	DI 10A.34
1901	By 1901, the local population in Manurewa stood at 260. <sup>213</sup>	<i>Manukau’s Journey- A Manukau Timeline</i> ; 31 March 1901, Manurewa, census
1905	Ownership was transferred from Jull to Godwyn D Smith in June 1905 (98 acres 5 perches).  The property was possibly named “The Woodlands”. All of Jull’s farm stock was sold in May 1905, including “household furniture and effects” when he and his wife left New Zealand to live in England.	<i>Auckland Star</i> 7 May 1901 <i>NZ Herald</i> , 3 June 1905, p. 6 DI 10A.34
1910	Godwyn D Smith sold all of his farm and stock in September 1910, as well as “Household, furniture etc. of six rooms.”	Advertisement, <i>NZ Herald</i> , 30 September 1910, p. 10
1910	Ownership was transferred in October 1910 from Godwyn D Smith to David Laurence Nathan (98 acres 5 perches except land	DI 10A.34 DI 10A.53

	dedicated to Colbeck & Colbeck) Nathan paid G D Smith £3000 for 64 acres after a dedicated 34 acres was transferred to Frank and Charles Austin Colbeck.	
1910s	David Nathan had a bungalow built on the property, intended to be used as a summer house for his family including wife Simone and baby son Lawrence. The family would relocate from the Nathan's home on Karangahape Road during the summer. The Manurewa property was known as 'The Hill' recalling David Nathan's years at Harrow School in England. David Nathan would commute to the city by train from Manurewa. The farm manager was Mr Keys. The bush was described as being in a sad state at this time, with cattle allowed in and causing damage to the undergrowth.	<i>Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan. Manurewa Historical Society, p. 3, p.9.</i>
c. 1910-1920	Small building believed to be a dairy built. Located to the south west of the existing house.	Dave Pearson Architects Ltd report on the Former Dairy, Nathan Homestead Manurewa, Assessment of Cultural Heritage Value 2003
1918	Hill Road petered out at or before the gates of the Nathan property 'The Hill' (now the Nathan Homestead). In 1918 it was extended to the boundary of the Puriri Park Estate, the next property to the east, and in 1921 was extended eastward again.	
1920	David Nathan decided to 'add on to the little house at The Hill', he built a second storey and enlarged the size of some of the downstairs rooms. At this stage the family had four children, Lawrence, Jacqueline, Dennis and Frank. The Manurewa house became the family's permanent residence and the property on Karangahape Road was sold.  Professional gardeners were engaged on the property Mr Roscoe was head gardener, a role he had served at the Karangahape Road property (St Kevens)	<i>Reminiscences by Lawrence D Nathan, p. 4</i>
c. 1920	David Nathan purchased approximately 120 acres from Mr Collie on the north side of the property, extending the property to Orams Road. The land contained Totara and Kahikatea trees and had a stream with a water wheel. Mr Allsopp becomes the farm Manager.	<i>Reminiscences by Lawrence D Nathan, p. 8</i>
1923	On Saturday 22 December 1923, the house known as The Hill caught fire and burned down. The house had been altered a short time before the fire.  The gardeners and Farm Manager who lived nearby tried to save furniture and personal effects.	<i>NZ Herald, 24 December 1923, p. 6</i> <i>Manukau's Journey- A Manukau Timeline, 22 December 1923, Nathan Homestead, sighted May 2018.</i> <i>Reminiscences by Lawrence D</i>

		<i>Nathan, p. 9</i>
1923	Following the fire, the Nathan family live for a period at Alfred Nathan's house in Kohimarama.	<i>Reminiscences by Lawrence D Nathan, p. 9</i>
1924	Architect Daniel B Patterson was commissioned to design a new house for the Nathan family.  A new water tower was also designed by Patterson to be more in keeping with the house. The design was based on a postcard picture of a Norman Church. The new tower replaced a stand of a 'useful but unattractive stand of 16 water tanks for the artesian water pumped up by a clanking windmill'	<i>Reminiscences by Lawrence D Nathan p. 10-11</i>
1925	The Nathan Homestead was built by builder Thomas Clements.	<i>Reminiscences by Lawrence D Nathan, p. 10</i>
1925	Youngest son John Nathan was born	<i>Reminiscences by Lawrence D Nathan, p. 10</i>
1925	On 31 December 1925, an "at home" was held by the Nathan family to celebrate the completion of their new home	<i>Auckland Star, 2 January 1926, p. 11</i>
1927	The tennis court was present by at least 1927 when a party for young people was hosted at The Hill with tennis and games.	<i>NZ Herald 27 December 1927, p.5</i>
c. 1932	The Auckland Hospital Board sells approximately 100 acres of land to Nathan adjoining the farm on its eastern side, including a bush clad hill on the Orams Road extension.	<i>Reminiscences by Lawrence D Nathan, p. 12</i>
1935	Manurewa town water supply established	Interpretive sign near Water Tower
1944	David L Nathan died suddenly in 1944. Lawrence Nathan took over management of LD Nathan and Co. Lawrence lived with his mother and brother John at The Hill. Lawrence took over management of LD Nathan & Co. Frank took over management of the farm	Obituary, <i>Auckland Star</i> , 8 July 1944, p. 6
1954	John Nathan moved to Israel in 1954.	Lawrence D Nathan, <i>As Old as Auckland</i> , 1984, p.80.
1959	Mrs Simone Nathan continued to live in the house until she moved to Israel in 1959. She died in Jerusalem in 1974.	Lawrence D Nathan, <i>As Old as Auckland</i> , 1984, p.80.
Early 1960s	The Southern Motorway bypassed Manurewa through property owned by the Nathan estate in the early 1960s.	<i>Reminiscences by Lawrence D Nathan, p. 13</i>
Early 1960s	The four Nathan brothers managing the farm subdivided the land for a development called "Hillpark".	<i>Reminiscences by Lawrence D Nathan, p. 13</i>
1961	The Nathan Homestead and gardens were offered to Manurewa Borough Council. On the 14 November 1961 Manurewa Borough Council agrees to accept the Nathan family's house, 'The Hill', along with eight acres of gardens and bush, from the family in lieu of a reserve contribution for their new Hillpark [Hill	<i>Manukau's Journey- A Manukau Timeline</i> , 14 November 1961, 'The Hill', sighted May 2018

	Park] subdivision.	
1962	On 13 February 1962 Manurewa Borough Council resolved to name the proposed reserve 'David Nathan Park'.	<i>Manukau's Journey- A Manukau Timeline</i> , 14 November 1961, 'The Hill', sighted May 2018
1962	On 14 March 1962 it formally took over responsibility for the Nathan Homestead.	<i>Manukau's Journey- A Manukau Timeline</i> 14 November 1961, 'The Hill', sighted May 2018
1963	Trees were removed along Hill Park Road in conjunction with the Hill Park subdivision, leaving the Nathan Homestead quite exposed. A mix of fast and slow growing trees was planted to provide privacy for the residential properties. Purchase of two lots (209 and 210) containing glasshouses was recommended to maintain power, water and telephone services to the house	Report of Halls & Parks Committee Meeting 10.9 63 Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
1964-76	Nathan Homestead is used as Manukau County Council offices from 1964 to 1965, then as Manukau City Council offices from 1965 to 1976, after which it is restored for use as a community and cultural centre.	<i>Manukau's Journey- A Manukau Timeline</i> , 14 November 1961, 'The Hill', sighted May 2018
1964	An offer of 50 pounds was accepted for the removal of the three glasshouses to the south of the house.	Memo for Borough Engineer 18 11 1964. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
1964	Sowing parts of the park was recommended by Hortus Contractors to facilitate maintenance. The 'rock garden area' behind the tennis courts was suggested for sowing because it is not noticed and requires a lot of labour.	Hortus Contractors 11.8 64 to Borough Engineer. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
1965	Pond described including stone slab paving, garden water lilies. It was recommended that the pond be drained and filled.	Borough Engineer report. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
1965	On 3 July 1965 the Tennis Pavilion located adjacent to the tennis court was gutted by fire. Demolition was recommended.	Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
1965	12 3 1965; Additional Office Accommodation Building proposed to the south of the house for Manukau County Council. The building comprised two Keith Hay type units transported to the site ready built, and removeable at the end of the Council lease. A trellis fence and row of fig trees was to be left intact. Glasshouses were to be demolished and disposed of. Civil Defence was to be accommodated in the building along with engineering and parks staff. This proposal was considered detrimental to the amenities of adjoining residential properties	County Engineer 12 3 1965. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
	Borough Engineer reports that the preferred alternative layout for the additional	Borough Engineer report. Auckland Council Archives

	Accommodation was for two buildings approximately 50 feet x 23 feet, one above and one below the gardeners shed, with a connecting building on the carpark side. The front building would be partway into a residential section and would contain Civil Defence.	South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
1966	Building/s erected to the south of the Nathan Homestead, now called the Theatre.	Noted on 1979 Site Plan, Manukau City Council included in the Nathan Homestead Conservation Management Plan 2015, p.12
1967	Alterations to existing kitchen on ground floor of the homestead.	Drawing by Calwell Architects. R304009207 Auckland Council Archives South
1976	Drawings for Pre-Built replacement of the Water Tower roof by the Manukau City Engineer. The old roof was to be removed from a cherry picker and a prefabricated replacement including weather vane, put in place.	Drawing dated 25 8 76 Manukau City Engineer R304009207 Auckland Council Archives South
1977	Rigby James and Partners design a new ramp and egress stair for the Homestead, as well as alterations to the interior of the homestead for Manukau City Council in November 1977 and February 1978.	Rigby James and Partners R304069309 Auckland Council Archives South
1978	Fence with diagonal timber boarding built to enclose the play area to the east of the homestead.	City of Manukau Parks and Properties Department. R304069309 Auckland Council Archives South
1978	The Manurewa Community and Cultural Centre is formally opened on 14 November 1978 at the former Nathan Homestead	<i>Manukau's Journey- A Manukau Timeline</i> , 14 October 1978, Nathan Homestead, sighted May 2018
1978	Retaining wall built on the west side of the Manurewa Theatre and Rock and Mineral Club building.	Manukau City Engineers Department drawing June 1978. R304009207 Auckland Council Archives South
1978	Drawing prepared by Manukau City Parks and Properties Department for diagonal board timber fence to enclose the Pre-school play area to the east of the house. Shows curved path to be removed and existing hedge adjacent to the carpark.	Manukau City Parks and Properties Department 18 10 1978. R304009207 Auckland Council Archives South
1985	Extension to Manurewa Theatre and alterations to the Rock and Mineral Club (infilling the centre of the u-shaped building to the west)	Drawings by Manukau City Engineers Department. R304069309 Auckland Council Archives South
1992	Nathan Homestead and Park Redevelopment Concept Masterplan	Masterplan drawings prepared by Manukau City Council Property Group 10 01 1992 and 16 12 1991 R304069309 Auckland Council Archives South
1993	Site plan prepared by Manukau City Council shows buildings on the site including two small buildings to the north of the tennis court.	R304009207 Auckland Council Archives South.
c.2000	Timber pergola built near the theatre to the south side of the Nathan Homestead.	Shown as existing on 2002 drawings for canopies.



2002	Pergola and canopies constructed to provide a sheltered link from the carpark off Hill Road to the main entrance of the Nathan Homestead	Auckland Council Property file
2004	Storage shed for children's play equipment erected to east side of Nathan Homestead within the enclosed play area.	Auckland Council Property file
2008	Alterations were made to the toilets in the day-care facility inside the homestead	Auckland Council Property file
2016	Deteriorated brick wall to north of the homestead is dismantled and reconstructed.	Auckland Council Property file
2017	Interior spaces within the Homestead were upgraded and refurbished.	Drawings held on site, Catalyst Consulting Ltd
2018	Resource Consent sought to remove dying Phoenix palm to north east of the homestead.	Advised by manager, 23 07 2018.
2018	New café to be opened at ground level, October 2018.	

## Appendix 2: Tender Notice and Newspaper Article about David Nathan Homestead

Tender Notice Auckland Star 25 March 1924, p.4

<b>TENDERS.</b>	
<b>T</b>	TENDERS wanted for Balconv.—No. 72. Ponsonby Rd. opposite Park 39
<b>T</b>	TENDERS wanted for Painting and Papering inside 2 Houses.—Apply 1. Cooper St., Arch Hill. 79
<b>TENDERS FOR PAINTING</b>	
Will be received up till Noon on MON- DAY, 31st inst., for the Exterior Painting of ST. PAUL'S PRESBYTERIAN CHURCH HALL (opposite the Power Station), Church St., Devonport. Specifications at the shop of Mr. Lowe, Devonport or at 41, Calliope Road. The lowest or any tender not nec- essarily accepted. 44	
<b>T O B U I L D E R S.</b>	
<b>RESIDENCE AT MANUREWA</b>	
Tenders are invited for erection of above in Brick, and will be received up to 12 noon, FRIDAY, 11th April	
<b>DANIEL B PATTERSON,</b>	
Architect.	
23, Shortland St., Auck'and. 35	

'At Home' Auckland Star, 2 January 1926, p. 11

On 31 December 1925, an "at home" was held by the Nathan family to celebrate the completion of their new home.

"The new mansion stands on a commanding site, which enables views of the whole countryside from Rangitoto to Pukekohe to be seen. The house itself is one of the most remarkable homes in New Zealand, furnished as it is with such a varied and rich collection of furniture, hangings and all forms of art pottery. The extensive lounge contains some very fine articles, such as splendid old Spanish chairs in Cordova leather, and a very remarkable travelling trunk of Spanish leather, thickly studded with brass nails. It is a beautiful example of the leather work of the Middle Ages. The drawing room is in the period of Louis XV and everything is of that period, the hangings having been specially woven to go with the ancient furniture. A set of eight aquatints of Paul and Virginia, in their original frames, decorate the walls. The mantelpiece and clock in brass are antiques of the period. A fine mirror and other articles, all genuine antiques, add delight to the beautiful interior.

"In the dining room, which is all Old English, are to be seen an original refectory table, just as it was used in some old monastery, a side serving table wonderfully and beautifully carved in old oak, once held church vestments in a medieval church, as did another carved old oak chest in the same room. The walls are decorated with Hogarth's prints of "Marriage a la Mode" and the carpet on the floor came from Bokhara and is called "the elephant's foot." All the carpets in the house, laid on the light hardwood floors, are Persian, and a delight to the eye, with their restful colourings and delicate conventional patterns.

*“A window on the staircase is the work of Rubens and was the pair to the former which was destroyed in the fire and was given to Mrs Nathan by her brother-in-law who had kept one of the pair. The window is dated 1681 and comes from Haarlem, in Holland. Upon the stairs are a pair of old lamps, which were formerly carried, like standards, before the sedan chairs of our ancestors, and when they came to the doors of the great they were dropped into the identical sockets in which they now repose. There are four prints by Greuze on the walls in their original frames. On the landing are two aquatints of the landing and death of Captain Cook, which were done by the artist on the spot. An old Chippendale cabinet is filled with French porcelain.*

*“One of the most beautiful rooms in the house is the boudoir of Mrs Nathan, which is Empire in style, and done in yellow, plum and scarlet, with cupboards lined in deep pink. The curtains were specially woven in Nimes, France, while the curtains on the landing were made by Fortuni, in Venice. Mr Nathan's own den is filled with valuable Chinese tapestry, the lounge being covered with old broche crepe de chine, hand-embroidered, and was one of the hangings in the Palaces of Peking.*

*A panel of embroidered broche is also hand-embroidered and is three hundred years old. The furniture is old red lacquer and the lights are fitted into old blue Nankin ginger jars, with antique shades. A cabinet in the corner is from Shansi and held the mandarin's robes. The whole house is one vast treasure trove that can hardly be matched in New Zealand and was much admired by the visitors present. Afternoon tea was served on the colonnade, looking across the extensive grounds, and the pleasant walks amidst the flowers and in the native bush were much enjoyed.”*

### Appendix 3: Land Information Summary

David Nathan Park is held under certificates of title NA2B/1396 and NA6A/424 and is legally described as:

- LOT 148 DP 51561,
- LOTS 209, 210, & 211 DP 52269, and
- LOT 184 DP 52683

The Deed transferring ownership of the bulk of the property to the Borough of Manurewa stipulated that the park would be held as public reserve and be named David Nathan Park.

- 1910** DP 6888 shows the area purchased by David Nathan in 1910 (NA 180/77)- 64 acres approximately.
- 1919** DP 12411 (which incorporates the area shown on DP 12410) shows additional land purchased to the north of 105 acres in 1919.
- 1920** CT 306/324 shows transfer of title to David Nathan for the kink in Hill Road
- 1935** David Nathan purchase of Hospital Board land (120 acres, part of the Puriri Estate, to the east, which they in turn bought in 1919- DP 12236.) Auckland Star 4 March 1935 p.9. (NA661.94)
- 1962** DP 51561 shows the area transferred to Manurewa Borough Council. (NA2B/1396)

Copies of the deposited plans and certificates of title are included in a separate Supporting Information report.

## Appendix 4: ICOMOS NEW ZEALAND CHARTER

*ICOMOS New Zealand encourages the wide use of its Charter in Conservation Plans, Heritage Studies and other documents relating to the conservation of places of cultural heritage value. Inclusion of the Charter does not however constitute an endorsement of the report in which the Charter appears.*

# ICOMOS New Zealand Charter

## for the Conservation of Places of Cultural Heritage Value

Revised 2010

### Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation work**, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

### Purpose of conservation

#### 1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.



## Conservation principles

### 2. Understanding cultural heritage value

**Conservation** of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

### 3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiaki tangata** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

### 4. Planning for conservation

**Conservation** should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

## 5. Respect for surviving evidence and knowledge

**Conservation** maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

**Conservation** recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

## 6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

**Intervention** should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

## 7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

## 8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

## 9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

## 10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

## 11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

**Documentation** includes information about all changes to the **place** and any decisions made during the **conservation** process.

**Documentation** should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

**Documentation** should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

**Recording** is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

**Recording** of the changes to a **place** should continue throughout its life.

### 13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

**Conservation** of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

## Conservation processes and practice

### 14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

**Conservation** projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

## 16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

## 18. Preservation

**Preservation** of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

**Preservation** processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

### iii. Repair

**Repair** of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.



Traditional methods and materials should be given preference in **conservation** work.

**Repair** of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

## 19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

**Restoration** is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

**Restoration** does not involve conjecture.

### i. Reassembly and reinstatement

**Reassembly** uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

### ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

**Reconstruction** is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

**Reconstruction** is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

## 21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

## 22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

## 24. Risk mitigation

**Places** of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

## Definitions

For the purposes of this charter:

**Adaptation** means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

**Authenticity** means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting, use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

**Compatible use** means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

**Connected people** means any groups, organisations, or individuals having a sense of association with or responsibility for a **place of cultural heritage value**.

**Conservation** means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

**Conservation plan** means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

**Contents** means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

**Cultural heritage significance** means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

**Cultural heritage value/s** means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

**Cultural landscapes** means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

**Documentation** means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

**Fabric** means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

**Hapu** means a section of a large tribe of the **tangata whenua**.

**Intangible value** means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

**Integrity** means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

**Intervention** means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

**Iwi** means a tribe of the **tangata whenua**.

**Kaitiakitanga** means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

**Maintenance** means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

**Matauranga** means traditional or cultural knowledge of the **tangata whenua**.

**Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

**Place** means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

**Preservation** means to maintain a **place** with as little change as possible.

**Reassembly** means to put existing but disarticulated parts of a **structure** back together.

**Reconstruction** means to build again as closely as possible to a documented earlier form, using new materials.

**Recording** means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

**Reinstatement** means to put material components of a **place**, including the products of **reassembly**, back in position.

**Repair** means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

**Restoration** means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

**Setting** means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

In association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

**Stabilisation** means the arrest or slowing of the processes of decay.

**Structure** means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

**Tangata whenua** means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

**Tangible value** means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

**Taonga** means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

**Tino rangatiratanga** means the exercise of full chieftainship, authority, and responsibility.

**Use** means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

**Whanau** means an extended family which is part of a **hapu** or **iwi**.

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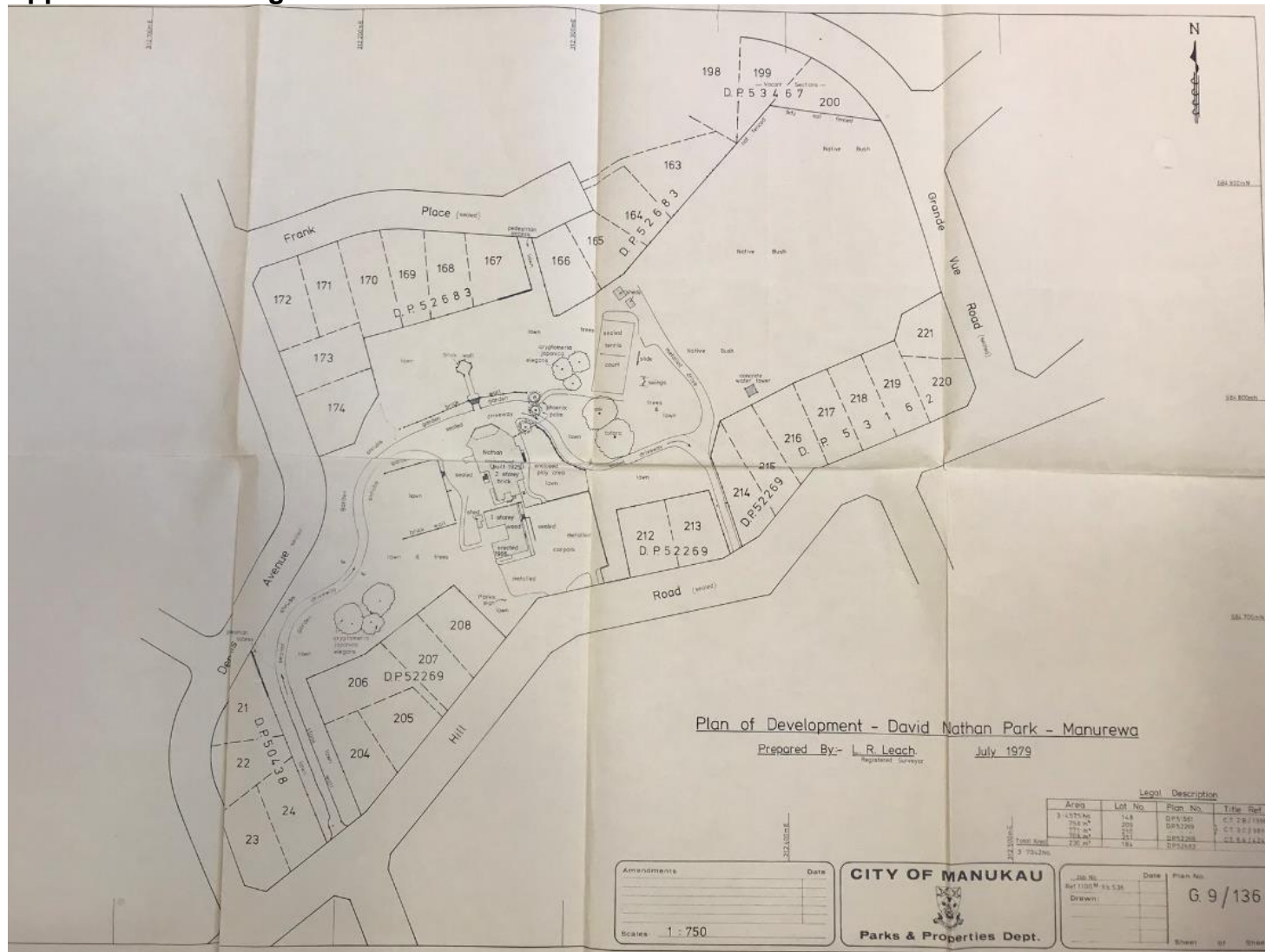
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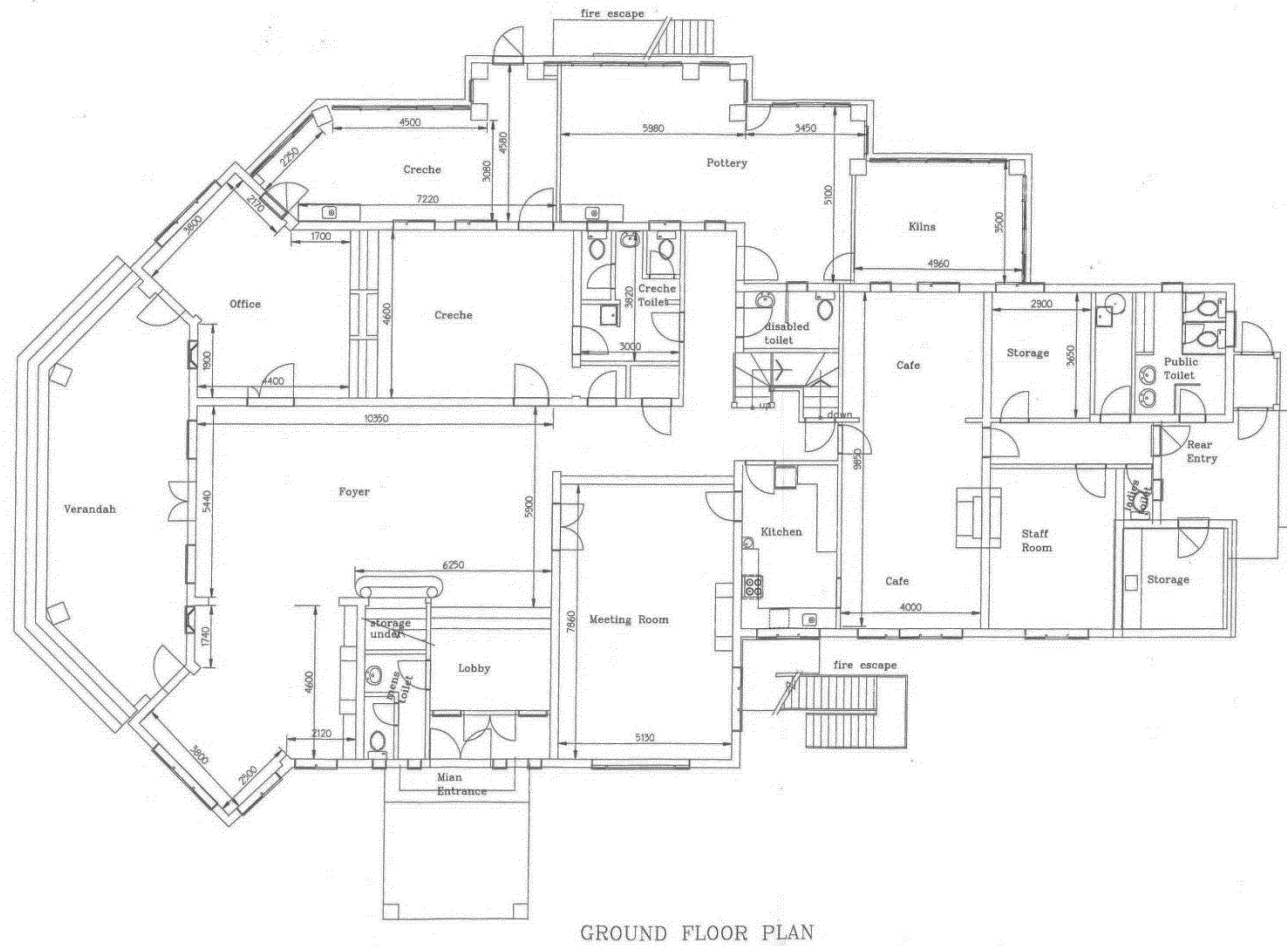
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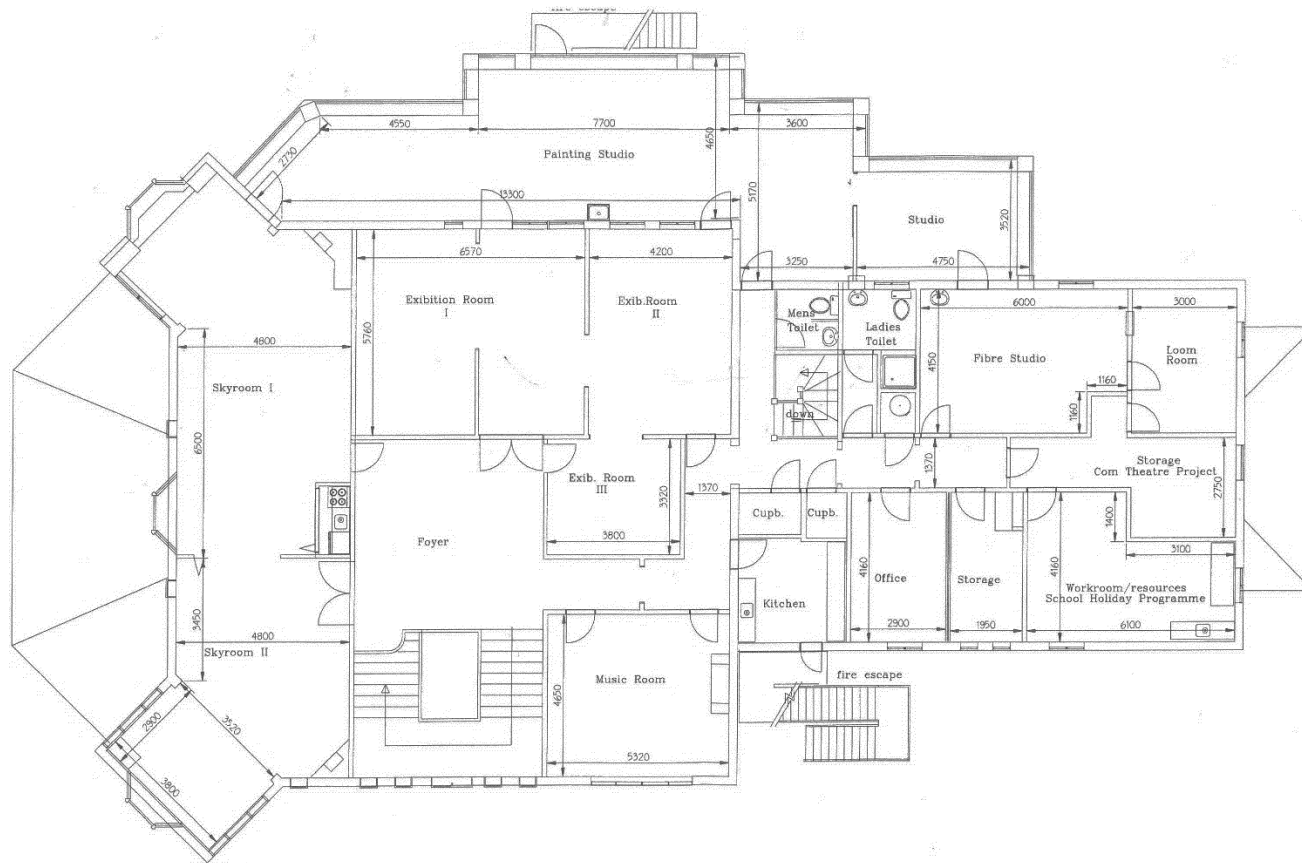
Appendix 5: Drawings



July 1979 Plan of Development, David Nathan Park, Manurewa. Copy held at Nathan Homestead.

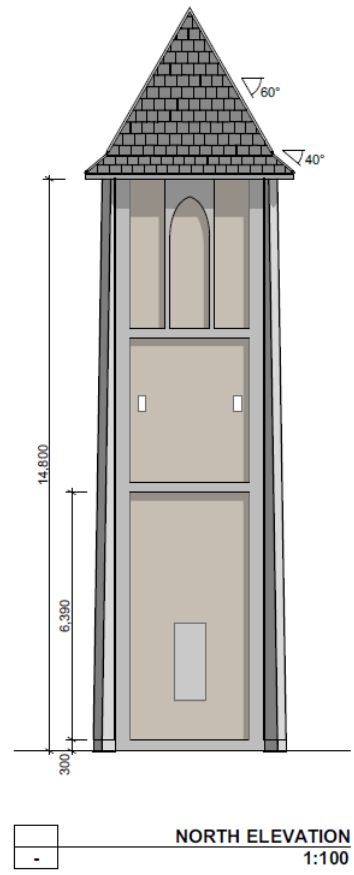
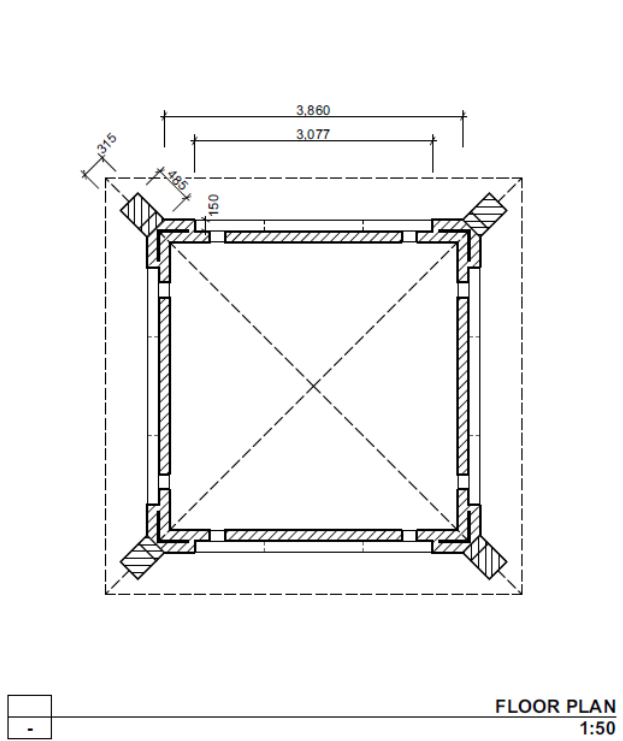


Nathan Homestead Ground Floor Plan, Auckland Council records.



1ST FLOOR PLAN

Nathan Homestead First Floor Plan, Auckland Council records.



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PROJECT  
NORMAN WATER TOWER

AT  
NATHAN HOMESTEAD  
DAVID PARK, HILL ROAD,  
MANUREWA

DRAWING TITLE  
GROUND FLOOR PLAN

DO NOT SCALE CONTRACTOR TO VERIFY ALL  
DIMENSIONS ON SITE

REF NO: 752

DATE: 23/07/2018

ISSUE:

CAD FILE: M.M.A. - NATHAN HOMESTEAD - NORMAN WATER TOWER.DWG

SCALE DRAWING NO.  
1:50, 1:100 @ A1 102

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## Appendix 6: Cyclical Maintenance Plan- Buildings

Description of Maintenance Work	Frequency
<b>EXTERIOR</b>	
<b>Roof</b>	
Inspect roofs, using drone survey methods as required, and check for loose tiles or other loose or deteriorated roof materials. Replace if necessary with materials to match existing.	Annually/ and following severe weather events
Inspect spouting, droppers, and down pipes. Sweep out debris from spouting and droppers, and check downpipes are not blocked and operational.	Annually in autumn
Repainting of rain water goods. Clean and prepare surfaces in accordance with paint manufacturer's recommendations and re-coat painted roofs with approved paint.	Every 5-7 years
<b>Walls and exterior timber work:</b>	
Inspect visually for loose or decayed timber and record and notify defects for repair or remedial action.	Annually
Inspect annually for cracked or spalling plaster, notify defects for repair or remedial action.	Annually
Wash down exterior surfaces with low pressure water, mild detergent and gentle brush	Annually
Inspect for build-up of organic debris at base of buildings. Inspect for any plant growth on the building and remove. Spray weeds to base of all exterior walls.	Annually
Prepare all painted surfaces for repainting based on paint manufacturers recommendations and repaint with approved paint to walls and weatherboards, and alkyd enamel to timber window joinery. Note any darker coloured trim and decorative work will need repainting on a more regular basis. Do not paint the water tower.	Every 5-7 years for paint work.
<b>Windows and Doors</b>	
Check all windows and doors for cracked or broken glass, loose or missing putty and replace as required. Check for any decay in timber work and replace as required	Bi annually
Check all door furniture and hardware to ensure all operational. Repair as required	Annually
<b>Gully Traps and Drains:</b>	
Check all gully traps and drains are working properly. Clear out any debris and unblock if required.	Six monthly
<b>Sub-floor area</b>	
Check sub-floor area for dampness and any leaking pipes and make good as required.	Annually
<b>INTERIOR</b>	
<b>General</b>	
Check electrical appliances and installation, equipment, lights, fuses	Annually
Check all taps and repair any leaking pipes, dripping taps	Annually
Spring clean interior, dust using soft dusters	Annually
Check all air conditioning and heating equipment	Annually
Check fire detection and protection systems and all extinguishers	Annually

A brief report should be made recording inspections carried out, including all remedial work undertaken, and when work was completed. This report should be referred to prior to the following Maintenance Inspection.

## End Notes

<sup>1</sup> Heritage New Zealand Pouhere Taonga, *Guidelines for the Preparing Conservation Plans*, Greg Bowron and Jan Harris, Second Edition 2000.

<sup>2</sup> Auckland Council, David Nathan Park Reserve Management Plan, March 2018, History of the Park, Appendix B.

<sup>3</sup> Stone, R.C.J. *From Tamaki-makau-rau to Auckland*, Auckland University Press, Auckland, 2001, pp.166-171

<sup>4</sup> Auckland Council, *Historic Heritage Evaluation: Papakura-Karaka War Memorial*, March 2017

<sup>5</sup> *Sir George Grey Special Collections, Auckland Libraries, NZ Map 4296.*

<sup>6</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p. 25.

<sup>7</sup> December 1848, (Manurewa) *Manukau's Journey- A Manukau Timeline*, <http://manukau.infospecs.co.nz/journey/home.htm>

<sup>8</sup> *Manukau's Journey- A Manukau Timeline*, Manurewa Highway District, 24 September 1867, sighted June 2018

<sup>9</sup> *Manukau's Journey- A Manukau Timeline*, 1 September 1884, Manurewa post office established, sighted June 2018.

<sup>10</sup> *Manukau's Journey- A Manukau Timeline*, 20 October 1888, Manurewa, local telephone offices, sighted June 2018.

<sup>11</sup>, *Manukau's Journey- A Manukau Timeline*, 29 January 1913, Manurewa, public telephone exchange, sighted June 2018.

<sup>12</sup> *Manukau's Journey- A Manukau Timeline*, 31 March 1901, Manurewa, census 1901, sighted June 2018.

<sup>13</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p.14.

<sup>14</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p.127 Ray Butterworth Manurewa's Native Bush Today and Yesterday.

<sup>15</sup> For example, NZ Herald, 24 December 1895, p.6, NZ Herald 5 Jan 1910, p.5

<sup>16</sup> *Manukau's Journey- A Manukau Timeline*, 31 August 1906, Manurewa; Woodside school building, sighted June 2018.

<sup>17</sup> *Manukau's Journey- A Manukau Timeline*, 12 September 1853, Manurewa; Methodist Chapel, sighted June 2018.

<sup>18</sup> *Manukau's Journey- A Manukau Timeline*, 23 February 1909, Manurewa; Woodside Methodist Church

<sup>19</sup> *Manukau's Journey- A Manukau Timeline*, September 1908, Manurewa; settlement's first shop, sighted June 2018

<sup>20</sup> *Manukau's Journey- A Manukau Timeline*, 6 February 1911, Manurewa; land west of railway line, sighted June 2018.

<sup>21</sup>, *Manukau's Journey- A Manukau Timeline*, 1 April 1916, Manurewa, Manurewa Town District constituted, sighted June 2018.

<sup>22</sup> *Manukau's Journey- A Manukau Timeline*, 18 January 1919, Manurewa; Totara Park Estate to the east of Manurewa, sighted June 2018

<sup>23</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p.17.

<sup>24</sup> <https://www.aucklandlibraries.govt.nz/Pages/manurewa-street-names.aspx#h>

<sup>25</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p.17

<sup>26</sup> *Manukau's Journey- A Manukau Timeline*, 20 April 1926, Manurewa; Census 1926, sighted June 2018.

<sup>27</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p.19.

<sup>28</sup> Bruce Ringer, *Countryside in the City; A history of Totara Park in Manurewa*, p.20

<sup>29</sup> Brice Ringer, [Manukau's Journey, Orford Lodge, Hill Road, sighted July 2018](#)

<sup>30</sup> New Zealand Herald 7 April 1931, p.3

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- <sup>31</sup> New Zealand Herald 25 May 1934, p. 10
- <sup>32</sup> New Zealand Herald 5 October 1932, p. 4
- <sup>33</sup> <https://www.stuff.co.nz/life-style/home-property/67223841/hillpark-seeks-special-character-overlay>, sighted June 2018
- <sup>34</sup> Bruce Ringer, *Countryside in the City; A History of Totara Park, Manurewa*, 2012, p.28.
- <sup>35</sup> Gwen Wichman, 'Soaring Bird; A History of Manurewa to 1965', Manurewa Historical Society, 2001, p.63.
- <sup>36</sup> *Manukau's Journey- A Manukau Timeline*, 24 May 1958 Manurewa, Parade of Homes, sighted June 2018.
- <sup>37</sup> *Manukau's Journey- A Manukau Timeline*, 20 February 1960, Manurewa; rapid growth, sighted June 2018.
- <sup>38</sup> *Manukau's Journey- A Manukau Timeline*, 30 May 1963, Manurewa, motorway opens, sighted June 2018
- <sup>39</sup> Deeds Index A2.50, LINZ records
- <sup>40</sup> DI A2.50
- <sup>41</sup> DI 8A.687
- <sup>42</sup> DI 8A.687; Application file 5049, LINZ records
- <sup>43</sup> DI 10A.276
- <sup>44</sup> Application file 5049; DI 8A.687 & 11A.771
- <sup>45</sup> Advertisement, *Auckland Star*, 4 April 1885, p. 6
- <sup>46</sup> Godwyn Dalrymple Smith was the son of John Dalrymple Smith (a former railway engineer who worked in Jamaica) and Matilda Susannah. J D Smith died 9 December 1854; and Matilda married Benjamin Butterworth, an engineer with the Public Works Department and father to B M Butterworth. (pearlspad.net.nz/IndexToDeathsNZPapers.htm, marriage notice for G D Smith's sister Jessie in *NZ Herald* 29 November 1886, p. 4; death notice for B M Butterworth, *NZ Herald* 2 December 1903, p. 3)
- <sup>47</sup> DI 10A.53
- <sup>48</sup> DI 11A.771
- <sup>49</sup> DI 10A.34
- <sup>50</sup> *Auckland Star* 7 May 1901, p.2
- <sup>51</sup> *NZ Herald*, 3 June 1905, p. 6
- <sup>52</sup> Advertisement, *NZ Herald*, 12 May 1905, p. 8
- <sup>53</sup> Advertisement, *NZ Herald*, 30 September 1910, p. 10
- <sup>54</sup> Deed, Application file 5049
- <sup>55</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 2
- <sup>56</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 2
- <sup>57</sup> Refer DP 12410 and 12411
- <sup>58</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, pp. 5-7.
- <sup>59</sup> Pukekohe and Waiuku Times 16 November 1920, p.4
- <sup>60</sup> Pukekohe and Waiuku Times, 21 March 1922, p7.
- <sup>61</sup> Pukekohe and Waiuku Times, 2 June 1922. P. 5, p.2
- <sup>62</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 4
- <sup>63</sup> Pukekohe and Waiuku Times, 21 December 1923, p.10
- <sup>64</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 11.
- <sup>65</sup> *NZ Herald*, 24 December 1923, p. 6
- <sup>66</sup> *Auckland Star* 24 Dec 1923, p.7
- <sup>67</sup> *Auckland Star* 25 March 1924, p14
- <sup>68</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 11.
- <sup>69</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 7.
- <sup>70</sup> For example, *Auckland Star* 8 September 1917, p.7 advertisement for short horn bulls, *NZ Herald* 7 May 1936, p. 8 Early Lambs

- 
- <sup>71</sup> NZ Herald 24 Nov 1933, p.8
- <sup>72</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 12.
- <sup>73</sup> Nathan, Lawrence D, *As Old as Auckland; the history of LD Nathan and Co. Ltd 1840-1949*, p.80.
- <sup>74</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, pp. 13-14
- <sup>75</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p.14
- <sup>76</sup> *Manukau's Journey- A Manukau Timeline*, 14 November 1961, 'The Hill', sighted May 2018
- <sup>77</sup> Manurewa Borough Council. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
- <sup>78</sup> *Manukau's Journey- A Manukau Timeline*, 14 October 1978, Nathan Homestead, sighted May 2018
- <sup>79</sup> The café was being repositioned within the homestead in 2018.
- <sup>80</sup> Nathan, Lawrence D, *As Old as Auckland; the history of LD Nathan and Co. Ltd 1840-1949*, p.67
- <sup>81</sup> Auckland Star, 8 July 1944, p.6
- <sup>82</sup> Nathan, Lawrence D, *As Old as Auckland; the history of LD Nathan and Co. Ltd 1840-1949*, p 80-83
- <sup>83</sup> Auckland Star 10 April 1905, p.5, Obituary for Mr LD Nathan.
- <sup>84</sup> Janice C. Mogford. 'Nathan, David - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10  
URL: <http://www.TeAra.govt.nz/en/biographies/1n1/1>
- <sup>85</sup> Cyclopedia of New Zealand (Auckland Provincial District; Nathan LD & Co., <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d52-d17.html>), sighted November 2018.
- <sup>86</sup> Obituary for Dennis Nathan of LD Nathan, 16 July 2012, <http://www.stuff.co.nz/auckland/local-news/east-bays-courier/7260775/Obituary-Dennis-Nathan>, sighted June 2018.
- <sup>87</sup> Nathan, Lawrence D, *As Old as Auckland; the history of LD Nathan and Co. Ltd 1840-1949*, p 81
- <sup>88</sup> <https://jwa.org/encyclopedia/article/new-zealand-modern-nineteenth-and-twentieth-centuries>, Jewish Women's Archive Encyclopedia sighted June 2018
- <sup>89</sup> Auckland Star 10 Dec 1923, p.8
- <sup>90</sup> NZ Herald 20 February 1915, p.5
- <sup>91</sup> NZ Herald 22 November 1933, p.5
- <sup>92</sup> NZ Herald 26 October 1927, p.7
- <sup>93</sup> NZ Herald 22 August 1929, p.17
- <sup>94</sup> NZ Herald 15 April 1930, p. 8
- <sup>95</sup> NZ Herald 28 April 1925, p.14
- <sup>96</sup> NZ Herald 26 May 1937, p.5
- <sup>97</sup> NZ Herald 26 December 1941, p. 2
- <sup>98</sup> NZ Herald 17 April 1942, p.2
- <sup>99</sup> Lawrence D Nathan, *As Old as Auckland*, 1984, p.80.
- <sup>100</sup> <http://www.stuff.co.nz/auckland/local-news/east-bays-courier/7260775/Obituary-Dennis-Nathan>, sighted June 2018.
- <sup>101</sup> NZ Herald 12 August 1931, p.16
- <sup>102</sup> Auckland Star 1 Nov 1932, p. 11. Arthur died in a plane crash in 1935. Auckland Star 20 May 1935, p.7. Jacqueline later married Geoffrey Myddelton.
- <sup>103</sup> Nathan, Lawrence D, *As Old as Auckland; the history of LD Nathan and Co. Ltd 1840-1949*, p.100
- <sup>104</sup> Information provided by Echo Janman, Facilities Manager, Nathan Homestead, email 8 November 2018.
- <sup>105</sup> Shaw, Peter, *New Zealand Architecture from Polynesian Beginnings to 1990*, p. 88
- <sup>106</sup> Shaw, Peter, *New Zealand Architecture from Polynesian Beginnings to 1990*, p. 85
- <sup>107</sup> Shaw, Peter, *New Zealand Architecture from Polynesian Beginnings to 1990*, p. 46-47

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- <sup>108</sup> Shaw, Peter, *New Zealand Architecture from Polynesian Beginnings to 1990*, pp.84-89.
- <sup>109</sup> *NZ Herald*, 21 December 1963
- <sup>110</sup> *Manurewa Gazette*, 18 April 1964
- <sup>111</sup> *South Auckland Courier*, 18 March 1964
- <sup>112</sup> *NZ Women's Weekly*, 29 January 1979, p. 8
- <sup>113</sup> *Auckland Star*, 13 April 1977
- <sup>114</sup> *NZ Herald*, 14 October 1978
- <sup>115</sup> *New Zealand Woman's Weekly* 29 Jan 1979 pp.8-10
- <sup>116</sup> *Manurewa Gazette*, 18 April 1964
- <sup>117</sup> Drawing by Calwell Architects. R304009207 Auckland Council Archives South
- <sup>118</sup> Rigby James and Partners R304069309 Auckland Council Archives South
- <sup>119</sup> Auckland Council Property File.
- <sup>120</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 11.
- <sup>121</sup> *Auckland Star* 22 Nov 1937. p.10 *Auckland Star* 19 Oct 1937, p. 8: The main pipe came from Papakura to the reservoir on the hill at Manurewa supplied from the Hunua dam
- <sup>122</sup> *Pukekohe and Waiuku Times*, 28 March 1924. p.8.
- <sup>123</sup> *Pukekohe and Waiuku Times*, 21 Dec 1923, p.10
- <sup>124</sup> *Pukekohe and Waiuku Times*, 24 March 1924, p.8
- <sup>125</sup> *Pukekohe and Waiuku Times*, 20 June 1924, p.8
- <sup>126</sup> *Historic Concrete Structures in New Zealand*, Department of Conservation publication 2008 .pdf
- <sup>127</sup> Matthews & Matthews Architects Ltd in association with Tania Mace, *Queens Wharf and Sheds Auckland, Heritage Assessment*, 2009, pp.12-13.
- <sup>128</sup> Heritage New Zealand Pouhere Taonga website, information for Register No. 16, Grafton Bridge, sighted June 2018.
- <sup>129</sup> *Historic Concrete Structures in New Zealand*, Department of Conservation publication 2008, p.15.
- <sup>130</sup> *Nathan Homestead Dairy, Assessment of Cultural Heritage Value*, report prepared by Dave Pearson Architects Ltd 2003.
- <sup>131</sup> *Nathan Homestead Dairy, Assessment of Cultural Heritage Value*, report by Dave Pearson Architects, 2003 on page 2 quotes *Brett's Colonists' Guide and Cyclopedia of Useful Knowledge*, Auckland 1883, reprinted 1908, p.54.
- <sup>132</sup> *Auckland Star*, 15 August 1924, p. 10.
- <sup>133</sup> *NZ Herald*, May 1962, Obituary. Historic Places, May 1995, pp.16-18, 'Corporate Image', article by Douglas Lloyd Jenkins. Copies in Sheppard Collection, File P317d, Daniel Boys Patterson. Architecture Library, University of Auckland.
- <sup>134</sup> *NZ Herald* 15 May 1930, p.6.
- <sup>135</sup> List of works by Daniel B Patterson, Appendix 7, Historic Heritage Assessment for St David's Memorial Church, Khyber Pass, Auckland, Burgess & Treep Architects, 2015
- <sup>136</sup> Sheppard Collection, File P317d, Daniel Boys Patterson. Architecture Library, University of Auckland.
- <sup>137</sup> Obituary, *NZ Herald*, 21 October 1955.
- <sup>138</sup> Advertorial, *Otago Borough and District Centennial Publication*, (non-paginated) 1948
- <sup>139</sup> *Auckland Star*, 13 June 1918, p. 6.
- <sup>140</sup> Advertisement, *Auckland Star*, 21 January 1918, p. 8.
- <sup>141</sup> Advertisement, *Auckland Star*, 16 June 1926, p. 5
- <sup>142</sup> Summary of his career as fifth mayor, and advertorial, *Otago Borough and District Centennial Publication*, 1948.
- <sup>143</sup> *Auckland Star* 29 July 1939, p.13.
- <sup>144</sup> *Auckland Star* 29 July 1939. p.13.
- <sup>145</sup> Obituary, *NZ Herald*, 21 October 1955; *Otago Borough and District Centennial Publication*, 1948.
- <sup>146</sup> Historic photograph displayed in the Entry Hall of Nathan Homestead, from the collection of Dennis Nathan
- <sup>147</sup> Treeline Parks Services Ltd, David Nathan Park Landscape Review, 2014, p.17.
- <sup>148</sup> Caption for historic photograph displayed in the homestead, assumed to be based on information provided by members of the Nathan family.
- <sup>149</sup> Treeline Parks Services Ltd, David Nathan Park Landscape Review, 2014, p.17.



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- <sup>150</sup> Treeline Parks Services Ltd, David Nathan Park Landscape Review, 2014, p.17.
- <sup>151</sup> Treeline Parks Services Ltd, David Nathan Park Landscape Review, 2014, p.17.
- <sup>152</sup> John Adam notes that one can assume that any of the first-generation exotic trees (now windblown or removed) had native perching plants such as *Astellia* spp. and *Collospermum hastatum* growing on them.
- <sup>153</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 7.
- <sup>154</sup> For example, Auckland Star 8 September 1917, p.7 advertisement for short horn bulls, NZ Herald 7 May 1936, p. 8 Early Lambs.
- <sup>155</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 8-9.
- <sup>156</sup> Historic photograph displayed in the Entry Hall of Nathan Homestead, from the collection of Dennis Nathan.
- <sup>157</sup> NZ Herald, 20 February 1915, p.5.
- <sup>158</sup> Auckland Star 25 August 1919, p.7.
- <sup>159</sup> Pukekohe and Waiuku Times 11 Nov. 1921, p.5.
- <sup>160</sup> NZ Herald 2 January 1926, p.14.
- <sup>161</sup> NZ Herald 24 Nov 1933, p.8.
- <sup>162</sup> NZ Herald 27 December 1927, p.5.
- <sup>163</sup> NZ Truth, 27 Dec 1928, p.15.
- <sup>164</sup> NZ Herald 5 April 1933, p.5.
- <sup>165</sup> For example – descriptions of garden parties- New Zealand Herald 31 Oct 1927, p5 and Auckland Star 12 September 1928, p.11.
- <sup>166</sup> For example- ‘Delightful Dance’ article in the Auckland Star 7 Aug 1929, p.11.
- <sup>167</sup> Auckland Libraries Footprints images of the Nathan Homestead.
- <sup>168</sup> Ladies Mirror 1 August 1922, p. 16. Photograph: South Auckland Research Centre, Footprints 06248.
- <sup>169</sup> Roger Neich, Auckland Museum, ‘*The Maori House down in the Garden: A benign colonialist response to Maori Art and the Maori counter response.*’, p.350. Photograph: South Auckland Research Centre, Footprints 06248.
- <sup>170</sup> Roger Neich, Auckland Museum, ‘*The Maori House down in the Garden: A benign colonialist response to Maori Art and the Maori counter response.*’, p.331
- <sup>171</sup> Roger Neich, Auckland Museum, ‘*The Maori House down in the Garden: A benign colonialist response to Maori Art and the Maori counter response.*’, p.350. The use of these carvings in this manner was in conflict with their original purpose.
- <sup>172</sup> Auckland Star 24 December 1934, p.11.
- <sup>173</sup> NZ Truth 27 December 1928, p.15.
- <sup>174</sup> Auckland Star 24 December 1934, p.11.
- <sup>175</sup> DP 51561 notes the boundary north of where the house is located was not fenced, however other oblique aeriels appear to show a post and wire fence.
- <sup>176</sup> NZ Herald 27 December 1927, p.5.
- <sup>177</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 13.
- <sup>178</sup> Nathan, Lawrence D, *Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan*. Manurewa Historical Society, p. 14.
- <sup>179</sup> *Manukau’s Journey- A Manukau Timeline*, 14 November 1961, ‘The Hill’, sighted May 2018
- <sup>180</sup> Kingett Mitchell Ltd, David Nathan Conservation Plan 2006, p 4.
- <sup>181</sup> Report of Halls & Parks Committee Meeting 10.9 63, Auckland Council Archives South
- <sup>182</sup> Memo for Borough Engineer 18 11 1964. Auckland Council Archives South.
- <sup>183</sup> Hortus Contractors 11.8 64 to Borough Engineer. Auckland Council Archives South
- <sup>184</sup> Borough Engineer report dated 1965. Auckland Council Archives South.
- <sup>185</sup> Site Plan showing accessways and Parking Area, Manurewa Borough Council. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
- <sup>186</sup> County Engineer 12 3 1965. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
- <sup>187</sup> R304009207 Auckland Council Archives South

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- <sup>188</sup> R304069309 Auckland Council Archives South
- <sup>189</sup> This site plan was included in the Conservation Management Plan for the Nathan Homestead in 2015. It was not located in 2018 during research at the Auckland Council Archives, however it was noted that a large amount of material is yet to be processed. A copy is held at Nathan Homestead.
- <sup>190</sup> Bruce Ringer, *Manukau's Journey*, 14 October 1978, Nathan Homestead, sighted May 2018
- <sup>191</sup> Manukau City Engineers Department drawing June 1978. R304009207 Auckland Council Archives South
- <sup>192</sup> Manukau City Engineers Department drawing June 1978. R304009207 Auckland Council Archives South
- <sup>193</sup> Masterplan drawings prepared by Manukau City Council Property Group 10 01 1992 and 16 12 1991 R304069309 Auckland Council Archives South
- <sup>194</sup> Auckland Council Property file
- <sup>195</sup> *Maureen Edna* sent the census details to *taonga1* in October 2017. In 2000 Rosemary Morcon had posted a message searching for siblings of Edward Roscoe who married Elizabeth Ann Green and whose parents were Joseph Roscoe a Stonemason, born 1827 of Northwich who married Elza Plant in the Manchester Cathedral in 1853.
- <sup>196</sup> Advertisement. *Auckland Star*, 24 April 1894, p.8.
- <sup>197</sup> Advert. *New Zealand Herald*, 2 May 1895, p.1.
- <sup>198</sup> *Auckland Star*, 4 March 1899, p.2.
- <sup>199</sup> *New Zealand Herald*, 7 July 1904, p.1
- <sup>200</sup> *Nathan Homestead, 1925-1982*, Reminiscences by Lawrence D Nathan. Manurewa Historical Society, p. 7
- <sup>201</sup> For *Wises Directory* for 1922 is listed an 'A Mills, gardener and Wilson gardener, Manurewa.'
- <sup>202</sup> John Adam research, death notices.
- <sup>203</sup> Auckland Council, David Nathan Park Reserve Management Plan, March 2018, History of the Park, Appendix B.
- <sup>204</sup> Auckland Council, David Nathan Park Reserve Management Plan, March 2018, History of the Park, Appendix B.
- <sup>205</sup> Auckland Council, David Nathan Park Reserve Management Plan, March 2018, History of the Park, Appendix B.
- <sup>206</sup> Madeleine Joan Campbell was a regular attendee at Nathan Homestead over a long period. Her husband asked if she could be commemorated there in some way following her death. The pergola was being constructed around that time and so the plaque on that element was proposed. Information provided by Leisa Siteine, Manager at the Homestead at that time.
- <sup>207</sup> Comments, Manurewa Local Board, December 2018.
- <sup>208</sup> Clough & Associates Ltd, *Manurewa, David Nathan Park: Heritage Impact Assessment*, May 2016
- <sup>209</sup> Email 17 July 2018 Reza Jafarzadeh, Auckland Council to J Matthews re seismic assessment
- <sup>210</sup> <http://www.seismicresilience.org.nz/topics/seismic-science-and-site-influences/faults/earthquake-risk-zones/>, sighted July 2018.
- <sup>211</sup> Building (Earthquake Prone Buildings) Amendment Act 2016; Part 133AM (2)(a)
- <sup>212</sup> Richard Bland, Auckland Council Heritage Assets, comment 31 10 2018.
- <sup>213</sup> *Manukau's Journey- A Manukau Timeline*, 31 March 1901