**Manurewa Local Board**

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DAVID NATHAN PARK AND HOMESTEAD

MANUREWA

CONSERVATION PLAN

July 2019
David Nathan Park and Homestead
Manurewa, Auckland

CONSERVATION PLAN

July 2019

Prepared by
Matthews & Matthews Architects Ltd
P O Box 108 166 Symonds Street,
Auckland

In association with John P. Adam and Lisa Truttman.

For
Auckland Council and Manurewa Local Board

Document history
Draft Revision 1: August 2018. Issued to Greg Lowe and Echo Janman
Draft Revision 2: September 2018, incorporating feedback from Echo Janman. Issued to Auckland Council Heritage
Revision 4: January 2019, incorporating feedback from Manurewa Local Board.
Final Revision 5: Incorporating minor edits following Manurewa Local Board Workshop 14 February 2019
Final Revision 6: Incorporating edits following comments from Manurewa Local Board 3 July 2019.

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. 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 Truttmann) 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 Truttmann 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 Truttmann, 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 Waiohua 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 Waiohua in 1842. This sale was the first official land transaction in the Manukau area and the first transaction between Te Ākitai Waiohua and the Crown. 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. 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.2

Brief overview of European settlement and development in Manurewa

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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.3 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.4

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.\textsuperscript{5}

The Great South Road was the main arterial route south of Auckland in the mid-19th century. Construction began in 1843 and by 1855 it had been extended to Drury. It had been metallled to Papakura by 1855.\textsuperscript{5}

By the end of 1848 the district of Papakura (including Manurewa) had a population of only 23.\textsuperscript{7} Woodside, located midway 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 1887 the Manurewa Highway District was defined.\textsuperscript{8}

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.\textsuperscript{9} The first local telephone office began in 1901,\textsuperscript{10} and the telephone exchange was provided in 1913.\textsuperscript{11} By 1901, the local population in Manurewa was 260.\textsuperscript{12} 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.\textsuperscript{13} 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.\textsuperscript{14} Organised picnic excursions by train and then on to areas of bush in Manurewa such as ‘Hunter’s Bush’ or ‘Liga’s Bush’ were popular in the late 19th and early 20th century, allowing city dwellers to appreciate the ‘charm of forest scenery’.\textsuperscript{15}

Woodside School was shifted to Manurewa in 1906.\textsuperscript{16} The Woodside Methodist chapel, built in 1853,\textsuperscript{17} was transported to Manurewa in 1909.\textsuperscript{18} Manurewa’s first store opened in 1908.\textsuperscript{19} 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.\textsuperscript{20}

The Manurewa Town District was constituted in 1916, combining portions of the former Manurewa and Papakura Road Districts.\textsuperscript{21} From 1919, farmland to the east of Manurewa township began to be subdivided for residential sections, but initial sales were slow.\textsuperscript{22} 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.\textsuperscript{23}

The name of Hill Road in Manurewa probably reflected that it was the road leading from Great South Road up the hill in Manurewa.\textsuperscript{24} ‘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.\textsuperscript{25} By 1926, the population had risen to 1350.\textsuperscript{26} Town water supply was installed in the late-1930s, reticulated from the Hunua Ranges catchment area.\textsuperscript{27}

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.\textsuperscript{28} 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’.\textsuperscript{29}
Like the Nathan family, the Earl and Countess of Orford hosted many social events at ‘Manurewa House’ in the late 1920s through to 1931. The Earl of Orford died in September 1931. Lady Orford no longer lived at Manurewa House by October 1932. The house and the orchard garden were used as a United States military camp during World War II.

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.)

The population of Manurewa doubled between 1956 and 1961. 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. The borough grew rapidly from the 1960s. From 1963, Manurewa was also accessible via the Southern Motorway.

Site ownership

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.

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

Hunter retained interest in most of the property through to 1885, although 113 acres was
permanently conveyed to other owners in 1863. Thomas Russell and Henry Black MacNab had interest over 361½ acres of the property from 1863-1873. This is possibly what was known up nearly to the turn of the 20th century as “Hunter’s Bush”, with stands of Puriri and “running streams of fresh water.”

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 mortgagee to the Julls), and the Buttenworths starting with Benjamin Butterworth in 1883, along with his step-brother Godwyn Dairymple Smith from 1887.

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 mortgagees and interest holders.

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

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

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

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).
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. 95 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. 56

![Image of the Nathan family home at 'The Hill' in 1910](image.png)

*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. 57 (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. 58 Improvements were also gradually made to Hill Road, with scoria laid opposite Mr Nathan’s Property in 1920, 59 and the road being metalled in 1922. 60 In the same year David Nathan offered the Town Board a number of trees to be planted along the length of Hill Road. 59

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. The property was supplied by water from a bore, which was described as having an excellent supply. At the back of the house, a collection of sixteen water tanks held the water which was pumped using a windmill.

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.

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.
Patterson called tenders for the construction of a brick residence in Manurewa in March 1924.68 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 postcard image of a Norman Church tower.\(^5\) 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 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.\(^6\) Sheep and cattle were farmed on the property.\(^7\)

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.\(^8\) 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.\(^9\)

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.\(^10\)

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.\(^11\)

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.\(^12\)
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.70

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.77

Manukau City Council Community Centre 1978 -

The homestead remained in use as offices for the Manukau City Council until 1978. 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.78 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.79 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. 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.

In 1908 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.

The firm of LD Nathan was established in 1868 by David Nathan (1816-1888) and developed into one of the largest wholesale businesses in the country. 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.

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. 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.
Simone Nathan (Nee Oulman) (1888-1974)

Simone Oulman was born in Paris in 1888. She was the niece of a prominent French doctor, Raoul Bensuaude, who was married to David Nathan's cousin. She married David Lawrence Nathan in 1909 in Paris.97

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.98

She supported the establishment of a child welfare organisation in Palestine, based on the approach of the Plunket Society.99 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 Mill in 1915100 as well as opening the garden to the public in 1933 to raise funds for the kindergarten.101

She hosted a garden party for delegates of a Plunket Society conference in October 1927102, and was President of the Manurewa Company of Girl Guides in 1929.103 She was on the executive committee for the Obstetrical Endowment Appeal in 1930.104 In 1925 she was a member of the Auckland Branch of the National Council of Women105 and in 1937 she was elected to the Dominion Committee.106 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 1941.107 Wounded soldiers were entertained at a party in the garden in April 1942.108

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. 99

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)100, 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 1931.101 She married Arthur Sebag-Montefiore in London 28 September 1932.102

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.103 He died in April 2017.104
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 20th century. In the late 19th 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 20th 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. Other architects such as Samuel Hurst Seager working in Christchurch saw the importance of developing an approach specific to New Zealand. By 1910 the influence of Californian bungalows was becoming evident, with a transitional period lasting about a decade. After around 1920 bungalows became the dominant housing type in New Zealand.

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

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 “face-lift” in March 1964. Murray Freer, Stuff Ltd, Auckland Libraries, Footprints 00076.
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 06298

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. Internal alterations were completed by April 1964. £10,000 was spent on the renovations, to adapt the building for council offices. “Large rooms were ruthlessly partitioned, elegant oak panelling was painted in utilitarian wipe-clean finish, annexes straggled across the lawns.” 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. The “Nathan Park Homestead” was opened 14 October 1978 by the Minister for Arts, Rt. Hon. Allan Hight. 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 and 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. 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.
- Alterations were made to an existing kitchen on the ground floor in 1967
- Internal alterations along with a fire escape stair and a ramp were designed in 1977 by Rigby James and Partners
- In 2003 and 2008 Alterations were made to the toilets in the day-care facility inside the homestead.
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. 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.

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. 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. In March 1924 it was reported that Mr Nathan's Hill Road bore provided good potable water. 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.

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.  

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. Grafton Bridge constructed in in 1907-1910 was at the forefront of construction technology at the time, having the world's largest single span of reinforced concrete. By the 1920s concrete construction was well-established in New Zealand.

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

![The Dairy](image)

*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. 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.’ 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 louvred 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 20th 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.132

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.

Paterson 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.133

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 Araroa
1926 Mt Albert Borough Council Offices
1927 St David’s Memorial Church, Khyber Pass, Auckland
1930 St Stephens College, Bombay134
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.135

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 1957.136
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, 137 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. 138 In 1918, his contracts with the NZ Dairy Association excused him from service in the war, 139 and he was working as far afield as Matamata. 140

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. 141

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 Kemphorne Prosser & Co Ltd, Westfield Freezing Co, Auckland City Abattoirs, and the Auckland Meat Company, as well as the Commercial Hotel in Hamilton. 142 Clements also built the obelisk on Maungakiekie/One Tree Hill in Auckland erected for Auckland’s centenary celebrations in 1940. 143

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. 144 He provided the site for the Otahuhu RSA building and donated the Ethel Clements Memorial Plunket Rooms in 1955. 145 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

![Image of Nathan family's residence](image)

*Figure 21: View towards the eastern side of the Nathan family's residence, c. 1935. Manurewa Historical Society, Auckland Libraries, Footprints 08238.*

**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. 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, Plantmen'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. The Nathan’s are said to have employed seven gardeners.

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.

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.

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.

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 oaks in the garden have epiphytes as native lilies perched on the boughs that would be associated with the Picturesque.\textsuperscript{132}

**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 Alisopp became the farm manager and was described as a very progressive farmer.\textsuperscript{133} Sheep and cattle were farmed on the property.\textsuperscript{134}

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.\textsuperscript{135}

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.\textsuperscript{136}

![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.](image)

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.\textsuperscript{157} Mr Nathan donated daffodils for the table decorations for a Plunket Society dance in August 1919.\textsuperscript{158} In 1921 he contributed a splendid display of cut flowers to the Manurewa Show Society’s Spring Exhibition.\textsuperscript{159}

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.\textsuperscript{160}
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. 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.
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.'

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.

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.

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. Photographs of the interior of the house dating from c.1935 show vases of flowers of varied types throughout the house.
The Maori fern house was featured in a photograph of the Nathan’s property in an article in the Ladies Mirror in 1922. The structure was a composite construction of carvings from various sources, mostly from Rotorua, where the Nathans had business interests. (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 Maori norms of usage.

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).

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 Nathans 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’ and stone paths. A sunken lily pond with stone flags surrounded with blue irises and lilies was described as a recent addition to the garden in 1934. (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. 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.](image)


The tennis court was in place at least by 1927, when its use was reported for a garden party hosted at the property. \(^{176}\)

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.
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 08243 and 08238). 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 08237).

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. 177 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. 179 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. 179

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. 180

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. 181
An offer of 50 pounds was accepted in 1964 for the removal of three glasshouses located to the south of the house.\textsuperscript{162}

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.\textsuperscript{163}

In 1965 a pond including stone paving and water lilies was drained and filled.\textsuperscript{164} 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.\textsuperscript{165}

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.)\textsuperscript{166}

In 1976 the roof of the water tower was replaced.\textsuperscript{167} Egress stairs and a ramp were designed for the homestead in 1977.\textsuperscript{168}

\begin{figure}[h]
\centering
\includegraphics[width=\textwidth]{image}
\caption{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.}
\end{figure}
Figure 38: 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. 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.¹⁰⁰

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.¹⁰¹ Extensions were made to the Theatre and Rock and Mineral Club building in 1985, infilling the centre of the U-shaped building.¹⁰²

In 1992 a Concept Masterplan was prepared for the Homestead and David Nathan Park.¹⁰³ 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.

![Diagram](image)

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 168-1. Auckland Council Archives South. R30409207.

In the early 2000s the timber pergolas and canopies were built to provide a sheltered connection form the carpark around to the main entrance on the west side of the homestead.¹⁰⁴
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 Eliza 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.  

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…’

A year later another advertisement from ‘Edward Roscoe, Epsom’ sought employment as a ‘thorough Practical Gardener, with good testimonials. Understand vines etc…’ 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.

In 1904 another advertisement offered Mr Roscoe’s service as a ‘Gardener’ based at Fairfax Road, Epsom.

By 1919 Edward Roscoe was the elderly Head Gardener at the Nathan’s Manurewa property, a position he had held at the family’s St Kevens property in Karangahape Road.

The Wises Directory for 1926-27 contained a listing for ‘Roscoe, gardener Manurewa’ (Page 1695) which matches our Roscoe. This would place him still engaged as a gardener aged 73 years. Edward Roscoe died in 1930.
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 20th 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 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.

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 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. 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 20th 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 20th 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 timework, 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 1981 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, townscap, 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 1981. 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 Akitai Waahua 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. 296

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-20th 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 distract) 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

Buildings and Structures
1. David Nathan Homestead
2. Water tower
3. Theatre building to south
4. Former dairy
5. Pergola and Entry canopies
6. Pergola by croquet lawn
7. Storage building
8. Shed for children's tractors
9. Pergola over path

Landscape Structures
10. Drive
11. Terracotta channel drain
12. Gates to drives
13. Stone walls
14. Croquet lawn
15. Brick walls to croquet lawn
16. Shrubs/trees
17. Brick edged path
18. Brick walls - north
19. Brick walls - west
20. Brick walls - east
21. Brick path
22. Timber fence
23. Brick steps and octagonal walls
24. Fingelled stone paving
25. Tennis court
26. Stone walls
27. Path south of tennis court
28. Lime walk
29. Metal drives
30. Children's playground
31. Garden timber edging
32. Pedestrian access
33. Pedestrian access
34. Car park
35. Planters and steps
36. Entry sign
37. Dutch boundary fence
38. Surface drainage channels
39. Stone feature
40. Single pine ornamental tree
41. Potential hecha
42. Site of Lily pond
### 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.

<table>
<thead>
<tr>
<th>LANDSCAPE - BUILT FEATURES</th>
<th>Buildings and Structures</th>
<th>Photo</th>
<th>Brief Information</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>David Nathan Homestead</td>
<td><img src="image" alt="David Nathan Homestead" /></td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>2</td>
<td>Water Tower</td>
<td><img src="image" alt="Water Tower" /></td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>3</td>
<td>Theatre Building to south</td>
<td><img src="image" alt="Theatre Building" /></td>
<td>Built to provide additional offices for Manukau County Council in 1965-66. It comprised two prefabricated buildings and was meant to be removable at the end of the Council lease. Adapted for theatre in 1978.</td>
<td>Nil / Intrusive</td>
</tr>
<tr>
<td>4</td>
<td>Former Dairy</td>
<td><img src="image" alt="Former Dairy" /></td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>Item 17</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Pergola and Entry canopies</strong></td>
<td>Built 2002 to provide a sheltered link from car park to the main entrance of the homestead.</td>
<td>Nil/Intrusive</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td><strong>Pergola by croquet lawn</strong></td>
<td>Built c. 2002.</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td><strong>Storage building North</strong></td>
<td>The two small timber buildings are shown on the 1979 site plan and are thought to be early 20th century structures.</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td><strong>Storage Building South</strong></td>
<td>As above. The south shed contains a concrete plinth and pipe which may be associated with a water bore.</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td><strong>Shed for childcare facility</strong></td>
<td>Built 2004 (Property File)</td>
<td>Nil/Intrusive</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td><strong>Pergola over Path</strong></td>
<td>Built c. 1960s and rebuilt in 2010.</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>Item 17</td>
<td>Landscape Structures</td>
<td>Photo</td>
<td>Brief information</td>
<td>Significance</td>
</tr>
<tr>
<td>---------</td>
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</tr>
<tr>
<td>11</td>
<td>Drive</td>
<td></td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>12</td>
<td>Terracotta channel drain to parts of drive</td>
<td></td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>13</td>
<td>Gates to west drive entrance and east drive entrance</td>
<td></td>
<td>Likely installed post 1963. Historic photos show gates to the east drive in a different position.</td>
<td>Some</td>
</tr>
<tr>
<td>14</td>
<td>Stone walls to either side of west drive, curved at ends</td>
<td></td>
<td>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).</td>
<td>High</td>
</tr>
<tr>
<td>15</td>
<td>Croquet lawn</td>
<td></td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>16</td>
<td>Brick walls around croquet lawn</td>
<td></td>
<td>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/</td>
<td>Moderate</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
<td>Image</td>
<td>Details</td>
<td></td>
</tr>
<tr>
<td>------</td>
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<td>-------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Three-sausage shaped shrubbery with ground covered plants</td>
<td><img src="image1.png" alt="Image" /></td>
<td>Shown on 1992 Concept Masterplan, these garden beds reflect modernist garden elements, reflecting the earlier circular beds. Moderate</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Brick edged path near pergola</td>
<td><img src="image2.png" alt="Image" /></td>
<td>Possibly based on an early path location and edge detail. Moderate</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Brick walls to north of homestead</td>
<td><img src="image3.png" alt="Image" /></td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Brick wall close to west side of homestead</td>
<td><img src="image4.png" alt="Image" /></td>
<td>This wall adjacent to the house and carpark was built around 2000. (Photos on file at MMA). Nil/Intrusive</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Brick wall to east of homestead</td>
<td><img src="image5.png" alt="Image" /></td>
<td>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 Google maps. Moderate/High</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Brick edged path in play area</td>
<td><img src="image6.png" alt="Image" /></td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Attachment A</td>
<td>Item 17</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<p>| 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 | Constructed with the octagonal garden c. 1925. Historic photos show naturalistic planting to the species between the stone flags, with flowering plants and a hedge to either side. (Fig 22: NZ Herald 24 November 1933, p.6) The existing central Melia tree is lifting the nearby paving and should be removed. | High |
| 26 | Tennis Court with netting stone base walls | The Tennis Court was built by 1927 at least. Stone base walls are located to the west and south sides. The hurricane wire surrounding fence has been added later and is not of significance. | High |
| 27 | Garden rockery with succulents and bromeliads adjacent to Tennis Court | There are descriptions of a rockery in the Nathan’s garden dating from as early as 1926 (New Zealand Truth, Issue 1204, 27 December 1926, Page 15) | High |</p>
<table>
<thead>
<tr>
<th>Attachment A</th>
<th>Item 17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>28</strong> Path to south of tennis court</td>
<td>The path to south of tennis court extends through to the Lime Walk</td>
</tr>
<tr>
<td><strong>29</strong> Lime walk</td>
<td>Lime walk / pleached <em>Tilia cordata</em> trees (x6 trees) Parallel row of formerly pollarded <em>Tilia cordata</em> trees, on axis with path and with views towards the Water Tower. The spacing of the trees should be measured</td>
</tr>
<tr>
<td><strong>30</strong> Metal drive to outbuildings</td>
<td>In place by 1979. Rockeries and plantings in this part of the garden were removed after 1993.</td>
</tr>
<tr>
<td><strong>31</strong> Children’s Playground</td>
<td>The existing playground was built c. 2002</td>
</tr>
<tr>
<td><strong>32</strong> Garden timber edging</td>
<td>Timber boards used around existing garden beds</td>
</tr>
<tr>
<td><strong>33</strong> Pedestrian access points on Dennis Avenue white timber fence</td>
<td>Date not confirmed, post 1961.</td>
</tr>
<tr>
<td>Attachment A</td>
<td>Item 17</td>
</tr>
<tr>
<td>--------------</td>
<td>---------</td>
</tr>
<tr>
<td><strong>34</strong> Pedestrian access green painted bollards from Frank Place</td>
<td>Date not confirmed, post 1961</td>
</tr>
<tr>
<td><strong>35</strong> Car park accessed from Hill Road</td>
<td>Formed in 1964 when the property was used as Council offices</td>
</tr>
<tr>
<td><strong>36</strong> Planters and steps adjacent to Theatre</td>
<td>Painted plastered planters with brick capping, likely to have been constructed at a similar time to the carpark. Built by c.1990s.</td>
</tr>
<tr>
<td></td>
<td>Palm plants</td>
</tr>
<tr>
<td><strong>37</strong> Entry sign</td>
<td>Manukau City Council sign. Stone edging to planter</td>
</tr>
<tr>
<td><strong>38</strong> Bush boundary fence - timber post and wire</td>
<td>Post-1961, date not confirmed</td>
</tr>
<tr>
<td><strong>39</strong> Bush contour surface drainage channels</td>
<td>Drainage channels likely to be Nathan family features</td>
</tr>
<tr>
<td><strong>40</strong> Stone feature located in bush</td>
<td>Stone walls and edging within the bush are a Nathan family feature</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
</tr>
<tr>
<td>41</td>
<td>Single Pear orchard tree on far eastern boundary beyond bush, remnant of the orchard that extended towards motorway</td>
</tr>
<tr>
<td>42</td>
<td>Potential ha-ha in front of property (Not photographed on private property)</td>
</tr>
<tr>
<td>43</td>
<td>Location of garden rooms and lily pond</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Element</th>
<th>Photo and notes</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exterior</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Elevation</td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>East Elevation</td>
<td>Originally open at ground level, the verandah has been enclosed to provide space for a creche. 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.</td>
<td>High, Nil intrusive</td>
</tr>
<tr>
<td>South Elevation</td>
<td>Fire escape stairs c.1970 from First Floor Balcony</td>
<td>Nil intrusive</td>
</tr>
<tr>
<td>West Elevation</td>
<td>The main entrance is positioned on the west side of the house, sheltered by the porte cochere.</td>
<td>High</td>
</tr>
</tbody>
</table>
## Item 17

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Interventions (High, Nil, Intrusive)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof and Chimneys</td>
<td>Clay tile roof and red brick chimneys</td>
<td>High</td>
</tr>
<tr>
<td>Window joinery</td>
<td>The original steel window joinery has generally been replaced with aluminium</td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>throughout.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Some original lead light windows remain on the upper portion of ground floor</td>
<td>High</td>
</tr>
<tr>
<td>North terrace</td>
<td>Recessed terrace with terracotta tiled floor, brick columns and plasterboard</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>and batten ceiling</td>
<td></td>
</tr>
<tr>
<td>Porte Cochere</td>
<td>Original Porte cochere over entrance with stone columns, pilasters and</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>timber rafters</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signage has been removed to better showcase the portico</td>
<td></td>
</tr>
<tr>
<td>East fire escape</td>
<td>Steel and concrete fire escape stairs constructed for Manukau City Council</td>
<td>Nil/Intrusive</td>
</tr>
<tr>
<td></td>
<td>c. 1970</td>
<td></td>
</tr>
<tr>
<td>West Fire Escape</td>
<td>Steel and concrete fire escape stairs constructed for Manukau City Council</td>
<td>Nil/Intrusive</td>
</tr>
<tr>
<td></td>
<td>c. 1977 (Rigby James &amp; Partners Architects)</td>
<td></td>
</tr>
<tr>
<td>Access Ramp</td>
<td>Access ramp to south entrance added c. 1977 and later remodelled</td>
<td>Nil</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Interior- Ground Floor</td>
<td>Entry vestibule retains original ceiling, wall panelling, tiled floor and doors.</td>
<td>High</td>
</tr>
<tr>
<td>Lounge and Hall</td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>Alcove</td>
<td>The Alcove retains original ceiling, flooring, wall panelling, fire place with mirror above, built-in display cabinets and trim. Refurbished in 2017.</td>
<td>High</td>
</tr>
<tr>
<td>Dining Room, now Meeting Room</td>
<td>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)</td>
<td>High</td>
</tr>
<tr>
<td>Drawing Room, now Office</td>
<td>The former Drawing Room retains original ceiling with decorative plaster detail, flooring (carpeted), wall paneling, fire place and trim. Refurbished in 2017.</td>
<td>High</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Former Study (Now part of Creche)</td>
<td>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.</td>
<td>High</td>
</tr>
<tr>
<td>Former Laundry, cloakroom and store now creche toilet</td>
<td>Changes have been made to the former Laundry, cloakroom and store cupboard to provide toilets for the creche, retaining some original walls.</td>
<td>Some</td>
</tr>
<tr>
<td>Former Verandah (now Creche)</td>
<td>Although enclosed, the verandah plan form, brick columns and tiled floor remain. Part of the verandah on the east side of the building that was enclosed c. Nov 1977 (Rigby James and</td>
<td>High</td>
</tr>
<tr>
<td>Item 17</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-------------</td>
<td></td>
</tr>
<tr>
<td>1. Verandah, now studio</td>
<td>Although enclosed, the verandah plan form, brick columns and tiled floor remain. 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.</td>
<td></td>
</tr>
<tr>
<td>2. Halls to Service Wing</td>
<td>The halls remains largely intact with original ceiling, walls, door joinery skirtings and trim. Lead light window to wall at end of east hall.</td>
<td></td>
</tr>
<tr>
<td>4. Former Butler’s Pantry, now Kitchen</td>
<td>The original plan remains intact. Kitchen fittings and units are all contemporary.</td>
<td></td>
</tr>
</tbody>
</table>
### Attachment A

#### Item 17

**Former Kitchen, now cafe**

Ceilings and walls are lined to meet building code requirements. Extract vent goes through window to exterior.

Original plan form remains intact. Original ceiling, fireplace, flooring and trim remain. No early kitchen fittings remain. The space was refurbished in 2017.

**Moderate**

---

**Former Scullery and Store, now cafe seating**

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.

**Moderate**

---

**Former Maids’ sitting room, now gallery**

The original plan form remains intact, together with original ceiling, flooring, fireplace and trim. Refurbished in 2017.

**Moderate**
<table>
<thead>
<tr>
<th>Item 17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Former Ironing Room, now Store</strong></td>
</tr>
<tr>
<td>Plan form remains intact. Original steel window remains, as well as ceiling detail and trim.</td>
</tr>
<tr>
<td><strong>Former Laundry, now toilets</strong></td>
</tr>
<tr>
<td>Plan modified to form cleaner's cupboard and toilets within former Laundry. Contemporary toilet partitions and fittings.</td>
</tr>
<tr>
<td><strong>Cleaners Cupboard</strong></td>
</tr>
<tr>
<td>Formed within part of former Laundry</td>
</tr>
<tr>
<td><strong>Toilet</strong></td>
</tr>
<tr>
<td>Toilet as on original plan</td>
</tr>
<tr>
<td><strong>Former Coal Room, now Store</strong></td>
</tr>
<tr>
<td>Original plan form remains intact. No early fittings remain</td>
</tr>
<tr>
<td><strong>Back Porch</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>
### Basement Strong Room

**Original Strong Room as shown on original plans.**

<table>
<thead>
<tr>
<th>Attachment A</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Basement Strong Room</td>
<td>Original Strong Room as shown on original plans.</td>
</tr>
<tr>
<td><strong>FIRST FLOOR</strong></td>
<td><strong>High</strong></td>
</tr>
<tr>
<td>Main Stair</td>
<td>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.</td>
</tr>
<tr>
<td>Landing</td>
<td>The plan form of the landing remains. Doors have been modified. Original ceilings remain with coved plaster cornice. Refurbished in 2017</td>
</tr>
</tbody>
</table>
### Item 17

<table>
<thead>
<tr>
<th>Northern Room Formerly the Guest bedroom, Boudoir and Bedroom</th>
<th>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.</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Bathroom and Dressing Room 1 now Exhibition Room 1</td>
<td>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.</td>
<td>Moderate</td>
</tr>
<tr>
<td>Former Dressing Room 2 now exhibition room 2</td>
<td>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.</td>
<td>Moderate</td>
</tr>
<tr>
<td>Attachment A</td>
<td>Item 17</td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td><strong>Exhibition Room 3</strong></td>
<td>The original plan has been modified in this area to form Exhibition Room 3.</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Former Dressing Room 3 now Meeting Room</strong></td>
<td>Some modification to the plan has occurred forming the corridor past this room where wardrobes were originally located.</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Corridor to service wing</strong></td>
<td>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.</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Former Sleeping Balconies, now Studio space</strong></td>
<td>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.</td>
<td>Moderate</td>
</tr>
<tr>
<td>Item 17</td>
<td>Former Sleeping Balcony now Studio</td>
<td>Moderate</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Hall</td>
<td>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.</td>
<td>Moderate</td>
</tr>
<tr>
<td>Toilets</td>
<td>Toilets are where bathrooms were originally located</td>
<td>Some</td>
</tr>
</tbody>
</table>

**Attachments**

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### Item 17

<table>
<thead>
<tr>
<th>Attachment A</th>
<th>DAVID NATHAN PARK AND HOMESTEAD</th>
<th>CONSERVATION PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Former Bathroom now Kitchen</strong></td>
<td>close to the service stair.</td>
<td></td>
</tr>
<tr>
<td><strong>Former Linen Cupboard and Toilets</strong></td>
<td>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.</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Former Bathroom and maid’s room, now Workroom</strong></td>
<td>Two small offices are located where the Linen cupboard and adjacent toilet were.</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Former Maids’ rooms 1 and 2 (now Fibre Studio)</strong></td>
<td>Original bathroom, cupboards and maid’s bedroom 5 have been altered to form a workroom</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Former south-east Maids room 3 now Loom Room</strong></td>
<td>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.</td>
<td>Some</td>
</tr>
<tr>
<td><strong>Former south-east Maids room 3 now Loom Room</strong></td>
<td>The plan form of this room remains intact.</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
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 1986), 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 Puakepuke”. 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.”
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. 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. The 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-20th 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 2016, 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 buildings¹, 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, cafés, 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

¹ 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.\textsuperscript{200}

Auckland is located in an area of low seismic risk.\textsuperscript{210} 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.\textsuperscript{211}

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 tranquility 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 orient’s to the north and the more recently constructed buildings in the carpark, including the theatre (dating from 1965), 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 improvements 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 Rongoa Maori 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\(^2\) 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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\(^2\) 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.)

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 re-pointing 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 bannister 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 southwest 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 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 Māori 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 fencings 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 is 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 Toku (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, 11b-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 pilly - Syzygium 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-23i)
   - 2x lilly pilly – Syzygium smithii (20c, 20d)
   - 2x southern magnolia – Magnolia grandiflora (7a, 7b)
   - 1x Norfolk Island pine – Araucaria heterophylla (51i)
   - 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 - Lageronia 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 (Legunaria 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 Sistlizia 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).

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<th>Sheet No given</th>
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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:

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<th>Period</th>
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</thead>
<tbody>
<tr>
<td>1836</td>
<td>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.</td>
<td>Stone, pp.166-171</td>
</tr>
<tr>
<td>1841</td>
<td>Auckland declared the new capital of New Zealand</td>
<td>Ringer, <em>Countryside in the City, A History of Totara Park, Manurewa</em>, 2012, p.6</td>
</tr>
<tr>
<td>1842</td>
<td>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, Affrston 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.</td>
<td>New Zealand Gazette and Wellington Spectator, 31 July 1841, p. 2 Deeds Index A2.50, LINZ records Ringer, <em>Countryside in the City, A History of Totara Park, Manurewa</em>, 2012, p.8</td>
</tr>
<tr>
<td>1843</td>
<td>Clendon took out a mortgage from Alexander Kennedy in March 1843</td>
<td>DI A2.50</td>
</tr>
<tr>
<td>1846</td>
<td>Clendon and Kennedy conveyed a 439-acre section of Clendon’s Grant, No. 8, to David Nathan in September 1846.</td>
<td>DI BA.687</td>
</tr>
<tr>
<td>1850</td>
<td>Together with C W Ligar, Nathan sold the property to William Hunter (1816-1896) in May 1850</td>
<td>DI BA.687; Application file 5049, LINZ records</td>
</tr>
<tr>
<td>1855</td>
<td>By 1855 the Great South Road was largely complete to Drury.</td>
<td>Ringer, <em>Countryside in the City, A History of Totara Park, Manurewa</em>, 2012, p.10</td>
</tr>
<tr>
<td>1850-1863</td>
<td>Hunter retained interest in most of the property through to 1885, although 113 acres was permanently conveyed to other owners in 1863</td>
<td>DI 10A.276</td>
</tr>
<tr>
<td>1863-1873</td>
<td>Thomas Russell and Henry Black MacNab had interest over 361½ acres of the property from 1863-1873.</td>
<td>Application file 5049; DI 8A.687 &amp; 11A.771 Advertisement, Auckland Star,</td>
</tr>
<tr>
<td>Date</td>
<td>Description</td>
<td>Source(s)</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1867</td>
<td>In 1867 the Manurewa Highway District was defined.</td>
<td>Manukau's Journey: A Manukau Timeline, 24 September 1867, Manurewa</td>
</tr>
<tr>
<td>1870s</td>
<td>From the early 1870s, excursions were made to “Hunter’s Bush” by children and parents of the Oatuhu Wesleyan Sunday School.</td>
<td>NZ Herald, 1 February 1873, p. 3</td>
</tr>
<tr>
<td>1875</td>
<td>Manurewa’s rail connection with Auckland began in 1875.</td>
<td>Manukau’s Journey: A Manukau Timeline, 20 May 1875, Manurewa</td>
</tr>
<tr>
<td>1883-1910</td>
<td>From 1883-1910 land transactions for this part of Hunter’s property involved the Jull family.</td>
<td>Di 10A.53</td>
</tr>
<tr>
<td>1885</td>
<td>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 mortgagees and interest holders (which included James McCosh Clark, Archibald Clark, Matthew Anderson Clark and possibly Butterworth).</td>
<td>Di 11A.771</td>
</tr>
<tr>
<td>1888-1894</td>
<td>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.</td>
<td>Di 10A.34</td>
</tr>
<tr>
<td>1888</td>
<td>29 November 1888 Transfer from H J Juli &amp; J Giles (mortgagor) to Thomas Henry Brown (98 acres 5 perches)</td>
<td>Di 10A.34</td>
</tr>
<tr>
<td>1892</td>
<td>30 September 1892 transfer from T H Brown &amp; H J Juli to Diedrich Wilhelm Von Seggern (98 acres 5 perches)</td>
<td>Di 10A.34</td>
</tr>
<tr>
<td>1894</td>
<td>2 April 1894 Equity of Redemption D W Von Seggern to Charles Ernest Juli</td>
<td>Di 10A.34</td>
</tr>
<tr>
<td>1901</td>
<td>By 1901, the local population in Manurewa stood at 260.</td>
<td>Auckland Star 7 May 1901 NZ Herald, 3 June 1905, p. 6 Di 10A.34</td>
</tr>
<tr>
<td>1905</td>
<td>Ownership was transferred from Juli to Godwyn D Smith in June 1905 (98 acres 5 perches).</td>
<td>Auckland Star 7 May 1901 NZ Herald, 3 June 1905, p. 6 Di 10A.34</td>
</tr>
<tr>
<td>1910</td>
<td>Godwyn D Smith sold all of his farm and stock in September 1910, as well as “Household, furniture etc. of six rooms.”</td>
<td>Advertisement, NZ Herald, 30 September 1910, p. 10</td>
</tr>
<tr>
<td>1910</td>
<td>Ownership was transferred in October 1910 from Godwyn D Smith to David Laurence Nathan (98 acres 5 perches except land)</td>
<td>Di 10A.34</td>
</tr>
<tr>
<td>Item 17</td>
<td>Attachment A</td>
<td></td>
</tr>
<tr>
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</tr>
</tbody>
</table>

### DAVID NATHAN PARK AND HOMESTEAD

#### CONSERVATION PLAN

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1910s</td>
<td>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.</td>
</tr>
<tr>
<td>c. 1910-1920</td>
<td>Small building believed to be a dairy built. Located to the south west of the existing house.</td>
</tr>
<tr>
<td>1918</td>
<td>Hill Road polarized 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.</td>
</tr>
<tr>
<td>1920</td>
<td>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 Keven’s)</td>
</tr>
<tr>
<td>c. 1920</td>
<td>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.</td>
</tr>
<tr>
<td>1923</td>
<td>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.</td>
</tr>
</tbody>
</table>

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*Dave Pearson Architects Ltd report on the Former Dairy, Nathan Homestead Manurewa, Assessment of Cultural Heritage Value 2003*

*Reminiscences by Lawrence D Nathan, p. 4*

*Reminiscences by Lawrence D Nathan, p. 8*

*NZ Herald, 24 December 1923, p. 6*  
*Manukau's Journey - A Manukau Timeline, 22 December 1923, Nathan Homestead, sighted May 2018.*  
*Reminiscences by Lawrence D Nathan*
<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1923</td>
<td>Following the fire, the Nathan family lived for a period at Alfred Nathan's house in Kohimarama.</td>
<td>Reminiscences by Lawrence D Nathan, p. 9</td>
</tr>
<tr>
<td>1924</td>
<td>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’</td>
<td>Reminiscences by Lawrence D Nathan, p. 10-11</td>
</tr>
<tr>
<td>1925</td>
<td>The Nathan Homestead was built by builder Thomas Clements.</td>
<td>Reminiscences by Lawrence D Nathan, p. 10</td>
</tr>
<tr>
<td>1925</td>
<td>Youngest son John Nathan was born</td>
<td>Reminiscences by Lawrence D Nathan, p. 10</td>
</tr>
<tr>
<td>1925</td>
<td>On 31 December 1925, an &quot;at home&quot; was held by the Nathan family to celebrate the completion of their new home</td>
<td>Auckland Star, 2 January 1926, p. 11</td>
</tr>
<tr>
<td>1927</td>
<td>The tennis court was present by at least 1927 when a party for young people was hosted at The Hill with tennis and games.</td>
<td>NZ Herald 27 December 1927, p.5</td>
</tr>
<tr>
<td>c. 1932</td>
<td>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 Oramas Road extension.</td>
<td>Reminiscences by Lawrence D Nathan, p. 12</td>
</tr>
<tr>
<td>1935</td>
<td>Manurewa town water supply established</td>
<td>Interpretive sign near Water Tower</td>
</tr>
<tr>
<td>1944</td>
<td>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 &amp; Co. Frank took over management of the farm</td>
<td>Obituary, Auckland Star, 8 July 1944, p. 6</td>
</tr>
<tr>
<td>1954</td>
<td>John Nathan moved to Israel in 1954.</td>
<td>Lawrence D Nathan, As Old as Auckland, 1984, p.80</td>
</tr>
<tr>
<td>1959</td>
<td>Mrs Simone Nathan continued to live in the house until she moved to Israel in 1959. She died in Jerusalem in 1974.</td>
<td>Lawrence D Nathan, As Old as Auckland, 1984, p.80</td>
</tr>
<tr>
<td>Early 1960s</td>
<td>The Southern Motorway bypassed Manurewa through property owned by the Nathan estate in the early 1960s.</td>
<td>Reminiscences by Lawrence D Nathan, p. 13</td>
</tr>
<tr>
<td>Early 1960s</td>
<td>The four Nathan brothers managing the farm subdivided the land for a development called &quot;Hilpark&quot;.</td>
<td>Reminiscences by Lawrence D Nathan, p. 13</td>
</tr>
<tr>
<td>1961</td>
<td>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 Hilpark [Hill]. Manukau's Journey - A Manukau Timeline, 14 November 1961, 'The Hill', sighted May 2018</td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>Description</td>
<td>Source</td>
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<tr>
<td>1963</td>
<td>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.</td>
<td>Report of Halls &amp; Parks Committee Meeting 10.9.63 Auckland Council Archives South. MBC 004 Item No 100, Record ID 662049, Box No 7, Record No 16-8-1</td>
</tr>
<tr>
<td>1964-76</td>
<td>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.</td>
<td>Manukau's Journey - A Manukau Timeline, 14 November 1961, 'The Hill', sighted May 2018</td>
</tr>
<tr>
<td>1964</td>
<td>An offer of 50 pounds was accepted for the removal of the three glasshouses to the south of the house.</td>
<td>Memo for Borough Engineer 18.11.1964. Auckland Council Archives South. MBC 004 Item No 100, Record ID 662049, Box No 7, Record No 16-8-1</td>
</tr>
<tr>
<td>1964</td>
<td>Sowing parts of the park was recommended by Hortus Contractors to facilitate maintenance. The 'rock garden area' behind the tennis court was suggested for sowing because it is not noticed and requires a lot of labour.</td>
<td>Hortus Contractors 11.8.64 to Borough Engineer Auckland Council Archives South. MBC 004 Item No 100, Record ID 662049, Box No 7, Record No 16-8-1</td>
</tr>
<tr>
<td>1965</td>
<td>Pond described including stone slab paving, garden water lilies. It was recommended that the pond be drained and filled.</td>
<td>Borough Engineer report. Auckland Council Archives South. MBC 004 Item No 100, Record ID 662049, Box No 7, Record No 16-8-1</td>
</tr>
<tr>
<td>1965</td>
<td>On 3 July 1965 the Tennis Pavilion located adjacent to the tennis court was gutted by fire. Demolition was recommended.</td>
<td>Auckland Council Archives South. MBC 004 Item No 100, Record ID 662049, Box No 7, Record No 16-8-1</td>
</tr>
<tr>
<td>1965</td>
<td>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 removable 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.</td>
<td>County Engineer 12.3.1965. Auckland Council Archives South. MBC 004 Item No 100, Record ID 662049, Box No 7, Record No 16-8-1</td>
</tr>
<tr>
<td></td>
<td>Borough Engineer reports that the preferred alternative layout for the additional</td>
<td>Borough Engineer report. Auckland Council Archives</td>
</tr>
<tr>
<td>Year</td>
<td>Description</td>
<td>Notes and References</td>
</tr>
<tr>
<td>------</td>
<td>-----------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>1967</td>
<td>Alterations to existing kitchen on ground floor of the homestead.</td>
<td>Drawing by Calwell Architects. R304009207 Auckland Council Archives South.</td>
</tr>
<tr>
<td>1976</td>
<td>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.</td>
<td>Drawing dated 25 8 76 Manukau City Engineer R304009207 Auckland Council Archives South.</td>
</tr>
<tr>
<td>1977</td>
<td>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.</td>
<td>Rigby James and Partners R304009309 Auckland Council Archives South.</td>
</tr>
<tr>
<td>1978</td>
<td>Fence with diagonal timber boarding built to enclose the play area to the east of the homestead.</td>
<td>City of Manukau Parks and Properties Department R304009309 Auckland Council Archives South.</td>
</tr>
<tr>
<td>1978</td>
<td>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.</td>
<td>Manukau City Parks and Properties Department 18 10 1978. R3040009207 Auckland Council Archives South.</td>
</tr>
<tr>
<td>1985</td>
<td>Extension to Manurewa Theatre and alterations to the Rock and Mineral Club (infilling the centre of the U-shaped building to the west)</td>
<td>Drawings by Manukau City Engineers Department. R304009309 Auckland Council Archives South.</td>
</tr>
<tr>
<td>1993</td>
<td>Site plan prepared by Manukau City Council shows buildings on the site including two small buildings to the north of the tennis court.</td>
<td>R304009207 Auckland Council Archives South.</td>
</tr>
<tr>
<td>2000</td>
<td>Timber pergola built near the theatre to the south side of the Nathan Homestead</td>
<td>Shown as existing on 2002 drawings for canopies.</td>
</tr>
<tr>
<td>Year</td>
<td>Description</td>
<td>Source</td>
</tr>
<tr>
<td>------</td>
<td>------------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>2002</td>
<td>Pergola and canopies constructed to provide a sheltered link from the carpark off Hill Road to the main entrance of the Nathan Homestead</td>
<td>Auckland Council Property file</td>
</tr>
<tr>
<td>2004</td>
<td>Storage shed for children’s play equipment erected to east side of Nathan Homestead within the enclosed play area.</td>
<td>Auckland Council Property file</td>
</tr>
<tr>
<td>2008</td>
<td>Alterations were made to the toilets in the day-care facility inside the homestead</td>
<td>Auckland Council Property file</td>
</tr>
<tr>
<td>2016</td>
<td>Deteriorated brick wall to north of the homestead is dismantled and reconstructed.</td>
<td>Auckland Council Property file</td>
</tr>
<tr>
<td>2017</td>
<td>Interior spaces within the Homestead were upgraded and refurbished.</td>
<td>Drawings held on site, Catalyst Consulting Ltd</td>
</tr>
<tr>
<td>2018</td>
<td>New café to be opened at ground level, October 2018.</td>
<td></td>
</tr>
</tbody>
</table>
Appendix 2: Tender Notice and Newspaper Article about David Nathan Homestead

Tender Notice Auckland Star 25 March 1924, p.4

'These tenders are invited for erection of above in Brick, and will be received up to 12 noon, FRIDAY, 11th April

DANIEL B. PATTERSON, Architect.
23, Shortland St., Auckland.

On 31 December 1926, 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 Puketōhe 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 kitchen 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 oak, once held church vestments in a medieval church, as did another carved 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 related 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, craftpeople 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 read as 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 at the end 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.

ICOMOS New Zealand Charter 2010

Page 1
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 whenua, 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 tangata whenua, and so empowers kaitiakitanga as customary trusteeship to be exercised by tangata whenua. This customary trusteeship is exercised over their whenua, such as sacred and traditional places, burial heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular moata whenua, or knowledge of cultural heritage meaning, value, and practice, is associated with places. Matarauranga 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, duty, 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, site mitigation plans, or emergency plans should be guided by a conservation plan.

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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 on 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 use 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, the 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, context, 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 the 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 caring, 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 reviewed 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.

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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 the 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 simplified 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.

Restoration of a technically higher standard than that achieved with the existing material 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, buldings works, or willful 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.

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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’s cultural heritage value.

Conservation means 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 acting 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, charts, 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.

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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 whenua.

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 materials.

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.

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In association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewpoints 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 Chiefship, 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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**Attachment A**

Item 17

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**DAVID NATHAN PARK AND HOMESTEAD**

**CONSERVATION PLAN**

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English language text first published 1993

Bilingual text first published 1995

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This revised text replaces the 1993 and 1995 versions and should be referred to as the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

ICOMOS NZ (Inc.)
P O Box 62
Victoria Street West,
Auckland 1140,
New Zealand.
Attachment A

Attachment A

Item 17

Nathan Homestead Ground Floor Plan, Auckland Council records.
### Appendix 6: Cyclical Maintenance Plan - Buildings

<table>
<thead>
<tr>
<th>Description of Maintenance Work</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Annually and following severe weather events</td>
</tr>
<tr>
<td>Inspect spouting, droppers, and down pipes. Sweep out debris from spouting and droppers, and check downpipes are not blocked and operational.</td>
<td>Annually in autumn</td>
</tr>
<tr>
<td>Repainting of rain water goods. Clean and prepare surfaces in accordance with paint manufacturer's recommendations and re-coat painted roofs with approved paint.</td>
<td>Every 5-7 years</td>
</tr>
<tr>
<td><strong>Walls and exterior timber work:</strong></td>
<td></td>
</tr>
<tr>
<td>Inspect visually for loose or decayed timber and record and notify defects for repair or remedial action.</td>
<td>Annually</td>
</tr>
<tr>
<td>Inspect annually for cracked or spalling plaster, notify defects for repair or remedial action.</td>
<td>Annually</td>
</tr>
<tr>
<td>Wash down exterior surfaces with low pressure water, mild detergent and gentle brush.</td>
<td>Annually</td>
</tr>
<tr>
<td>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.</td>
<td>Annually</td>
</tr>
<tr>
<td>Prepare all painted surfaces for repainting based on paint manufacturers recommendations and repaint with approved paint to walls and weatherboards, and alkyl 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.</td>
<td>Every 5-7 years for paint work.</td>
</tr>
<tr>
<td><strong>Windows and Doors</strong></td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>Bi annually</td>
</tr>
<tr>
<td>Check all door furniture and hardware to ensure all operational. Repair as required</td>
<td>Annually</td>
</tr>
<tr>
<td><strong>Gully Traps and Drains:</strong></td>
<td></td>
</tr>
<tr>
<td>Check all gully traps and drains are working properly. Clear out any debris and unblock if required.</td>
<td>Six monthly</td>
</tr>
<tr>
<td><strong>Sub-floor area</strong></td>
<td></td>
</tr>
<tr>
<td>Check sub-floor area for dampness and any leaking pipes and make good as required.</td>
<td>Annually</td>
</tr>
<tr>
<td><strong>INTERIOR</strong></td>
<td></td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td>Check electrical appliances and installation, equipment, lights, fuses</td>
<td>Annually</td>
</tr>
<tr>
<td>Check all taps and repair any leaking pipes, dripping taps</td>
<td>Annually</td>
</tr>
<tr>
<td>Spring clean interior, dust using soft dusters</td>
<td>Annually</td>
</tr>
<tr>
<td>Check all air conditioning and heating equipment</td>
<td>Annually</td>
</tr>
<tr>
<td>Check fire detection and protection systems and all extinguishers</td>
<td>Annually</td>
</tr>
</tbody>
</table>

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

5 Sir George Grey Special Collections, Auckland Libraries, NZ Map 4296.
8 Manukau’s Journey - A Manukau Timeline, Manurewa Highway District, 24 September 1867, sighted June 2018
9 Manukau’s Journey - A Manukau Timeline, 1 September 1884, Manurewa post office established, sighted June 2018.
15 For example, NZ Herald, 24 December 1895, p.6, NZ Herald 5 Jan 1910, p.5
17 Manukau’s Journey - A Manukau Timeline, 12 September 1853, Manurewa, Methodist Chapel, sighted June 2018.
18 Manukau’s Journey - A Manukau Timeline, 23 February 1909, Manurewa; Woodside Methodist Church
19 Manukau’s Journey - A Manukau Timeline, September 1908, Manurewa; settlement’s first shop, sighted June 2018
20 Manukau’s Journey - A Manukau Timeline, 6 February 1911, Manurewa; land west of railway line, sighted June 2018.
21 Manukau’s Journey - A Manukau Timeline, 1 April 1916, Manurewa, Manurewa Town District constituted, sighted June 2018.
22 Manukau’s Journey - A Manukau Timeline, 18 January 1919, Manurewa, Totara Park Estate to the east of Manurewa, sighted June 2018.
24 https://www.aucklandlibraries.govt.nz/Pages/manurewa-street-names.aspx
26 Manukau’s Journey - A Manukau Timeline, 20 April 1926, Manurewa; Census 1926, sighted June 2018.
28 Bruce Ringer, *Countryside in the City: A history of Totara Park in Manurewa*, p.20
29 Bruce Ringer, *Manukau’s Journey, Orford Lodge, Hill Road, sighted July 2018*
30 New Zealand Herald 7 April 1931, p.3
31 New Zealand Herald 25 May 1934, p. 10
32 New Zealand Herald 5 October 1932, p. 4
33 https://www.stuff.co.nz/life-style/home-property/67723841/hillpark-seeks-special-character-overlay, sighted June 2018
34 Bruce Ringer, Countryside in the City: A History of Totara Park, Manurewa, 2012, p. 28.
39 Deeds Index A2.50, LINZ records
40 De 12A.50
41 DI BA.687
42 DI BA.687, Application file 5049, LINZ records
43 DI 10A.276
44 Application file 5049; DI BA.687 & 11A.771
45 Advertisement, Auckland Star, 4 April 1885, p. 6
46 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 (pearspday.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)
47 DI 10A.53
48 DI 11A.771
49 DI 10A.34
50 Advertisement, NZ Herald, 3 June 1905, p. 6
51 Advertisement, NZ Herald, 12 May 1905, p. 8
52 Advertisement, NZ Herald, 30 September 1910, p. 10
53 Deed, Application file 5049
54 North, Lawrence D, Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan Manurewa Historical Society, p. 2
56 Refer DP 12410 and 12411
58 Pukekohe and Waaku Times 16 November 1920, p.4
59 Pukekohe and Waaku Times, 21 March 1922, p7.
60 Pukekohe and Waaku Times, 2 June 1922. P. 5, p.2
61 North, Lawrence D, Nathan Homestead, 1925-1982, Reminiscences by Lawrence D Nathan Manurewa Historical Society, p. 4
64 NZ Herald, 24 December 1923, p. 6
65 Auckland Star 24 Dec 1923, p.7
66 Auckland Star 25 March 1924, p.14
69 For example, Auckland Star 8 September 1917, p.7 advertisement for short horn bulls, NZ Herald 7 May 1936, p. 8 Early Lambs
71 NZ Herald 24 Nov 1933, p.8.
73 Nathan, Lawrence D., As Old as Auckland; the history of LD Nathan and Co Ltd 1840-1949, p.80.
76 Manukau’s Journey - A Manukau Timeline, 14 November 1961, 'The Hill', sighted May 2018
77 Manurewa Borough Council. Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1
78 Manukau’s Journey - A Manukau Timeline, 14 October 1978, Nathan Homestead, sighted May 2018
79 The café was being repositioned within the homestead in 2018.
80 Nathan, Lawrence D., As Old as Auckland; the history of LD Nathan and Co Ltd 1840-1949, p.67
81 Auckland Star, 8 July 1944, p.6
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83 Auckland Star 10 April 1905, p.5, Obituary for Mr LD Nathan
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89 Auckland Star 10 Dec 1923, p.8
90 NZ Herald 20 February 1915, p.5
91 NZ Herald 22 November 1933, p.5
92 NZ Herald 26 October 1927, p.7
93 NZ Herald 22 August 1926, p.17
94 NZ Herald 15 April 1930, p.8
95 NZ Herald 28 April 1925, p.14
96 NZ Herald 26 May 1937, p.5
97 NZ Herald 26 December 1941, p.2
98 NZ Herald 17 April 1942, p.2
99 Lawrence D Nathan, As Old as Auckland, 1984, p.80
101 NZ Herald 12 August 1931, p.16
103 Nathan, Lawrence D., As Old as Auckland; the history of LD Nathan and Co Ltd 1840-1949, p.100
104 Information provided by Echo Jamieson, Facilities Manager, Nathan Homestead, email 8 November 2018
105 Shaw, Peter, New Zealand Architecture from Polynesian Beginnings to 1990, p.88
106 Shaw, Peter, New Zealand Architecture from Polynesian Beginnings to 1990, p.86
107 Shaw, Peter, New Zealand Architecture from Polynesian Beginnings to 1990, p.46-47
2. NZ Herald, 21 December 1963.
7. NZ Herald, 14 October 1978.
8. New Zealand Woman’s Weekly, 29 Jan 1979, pp. 8-10.
10. Drawing by Calwell Architects, R304009207 Auckland Council Archives South.
11. Rigby James and Partners R304089309 Auckland Council Archives South.
20. Heritage New Zealand Pouhere Taonga website, information for Register No. 16, Grafton Bridge, sighted June 2018.
27. List of works by Daniel B Patterson, Appendix 7, Historic Heritage Assessment for St David’s Memorial Church, Khyber Pass, Auckland, Burgess & Trew Architects, 2015.
34. Summary of his career as fifth mayor, and advertisement, *Otautu Borough and District Centennial Publication*, 1948.
38. Historic photograph displayed in the Entry Hall of Nathan Homestead, from the collection of Dennis Nathan.
40. Caption for historic photograph displayed in the homestead, assumed to be based on information provided by members of the Nathan family.
152 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 Astelia spp. and Collosperum hasalatum growing on them.
154 For example, Auckland Star 8 September 1917, p.7 advertisement for short horn bulls, NZ Herald 7 May 1936, p. 8 Early Lambs.
156 Historic photograph displayed in the Entry Hall of Nathan Homestead, from the collection of Dennis Nathan.
157 NZ Herald, 20 February 1915, p.5.
159 Pukenaho and Waiuku Times 11 Nov. 1921, p.5.
161 NZ Herald 24 Nov 1933, p.8.
162 NZ Herald 27 December 1927, p.5.
163 NZ Truth, 27 Dec 1928, p.15.
164 NZ Herald 5 April 1933, p.5.
165 For example – descriptions of garden parties- New Zealand Herald 31 Oct 1927, p5 and Auckland Star 12 September 1928, p.11.
166 For example: ‘Delightful Dance’ article in the Auckland Star 7 Aug 1929, p.11.
167 Auckland Libraries Footprints images of the Nathan Homestead.
168 Ladies Mirror 1 August 1922, p. 16. Photograph: South Auckland Research Centre, Footprints 08248.
171 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.
172 Auckland Star 24 December 1934, p.11.
173 NZ Truth 27 December 1928, p.15.
174 Auckland Star 24 December 1934, p.11.
175 DP 51561 notes the boundary north of where the house is located was not fenced, however other oblique aerials appear to show a post and wire fence.
176 NZ Herald 27 December 1927, p.5.
180 Kingelt Mitchell Ltd, David Nathan Conservation Plan 2006, p. 4
181 Report of Halls & Parks Committee Meeting 10.9.63, Auckland Council Archives South
182 Memo for Borough Engineer 18 11 1964, Auckland Council Archives South.
183 Hortus Contractors 11.8 64 to Borough Engineer. Auckland Council Archives South
185 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
186 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
187 R304000207 Auckland Council Archives South
Attachment A

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186 R304069309 Auckland Council Archives South
187 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.
188 Bruce Ringer, Manukau’s Journey, 14 October 1978, Nathan Homestead, sighted May 2018
189 Manukau City Engineers Department drawing June 1978. R304009207 Auckland Council Archives South
190 Manukau City Engineers Department drawing June 1978. R304009207 Auckland Council Archives South
191 Masterplan drawings prepared by Manukau City Council Property Group 10 01 1992 and
192 16 12 1991 R304069309 Auckland Council Archives South
193 Auckland Council Property file
194 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 Eliza Plant in the Manchester Cathedral in 1853.
196 Auckland Star, 4 March 1899, p.2.
197 New Zealand Herald, 7 July 1904, p.1
199 For Wises Directory for 1922 is listed an ‘A Mills, gardener and Wilson gardener, Manurewa.’
200 John Adam research, death notices
201 Auckland Council, David Nathan Park Reserve Management Plan, March 2018, History of the Park, Appendix B.
204 Madeline Joan Campbell was a regular attender 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 Skene, Manager at the Homestead at that time.
205 Comments, Manurewa Local Board, December 2018.
207 Email 17 July 2018 Reza Jafarzadeh, Auckland Council to J Matthews re seismic assessment
209 Building (Earthquake Prone Buildings) Amendment Act 2016, Part 133AM (2)(a)
211 Manukau’s Journey: A Manukau Timeline, 31 March 1901
DAVID NATHAN PARK AND HOMESTEAD

MANUREWA

SUPPORTING INFORMATION

June 2019
David Nathan Park and Homestead

Manurewa, Auckland

Supporting information

June 2019

Prepared by
Matthews & Matthews Architects Ltd
P O Box 108 166 Symonds Street,
Auckland

In association with John P. Adam and Lisa Truttman.

For

Auckland Council and Manurewa Local Board

Final Revision: June 2019

Cover photograph: The Nathan Homestead and garden from the east, April 1949. Whites Aviation Ltd. WA-20028-F, Alexander Turnbull Library, Wellington.

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Supporting Information

This report forms part of the conservation plan for the David Nathan Park and Homestead, in Manurewa, Auckland.

This section collates information and records gathered for the property, including land information records, architectural and site plan drawings, as well as copies of newspaper articles about the house and garden.
1.0 LAND INFORMATION

DP 8888 LINZ
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Attachment B

DP 12411 LINZ
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DP12410 LINZ
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DP12236 LINZ
Attachment B

Item 17
COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

Identifier: NA6A/424
Land Registration District: North Auckland
Date Issued: 11 June 1965

Prior References
NA180/77
NA306/324

Estate: Fee Simple
Area: 708 square metres more or less
Legal Description: Lot 211 Deposited Plan 52569
Original Proprietors: The Manurewa Borough Council

Interests
Land Covenant in Transfer A81927 - 11.6.1965
9001486:1 Application pursuant to Section 99A of the Land Transfer Act 1952 vesting the within land in
Auckland Council - 15.3.2012 at 12:53 pm

Transaction Id
Client Reference: etransact001
NEW ZEALAND.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-ninth day of February one thousand nine hundred and thirty-five, under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, acknowledges that THE AUCKLAND HOSPITAL BOARD, a body corporate constituted under the Hospitals and Charitable Institutions Act 1925, is entitled to an estate in fee simple (subject to such reservations, restrictions, covenants, licences, and interests as may be notified by the commissioners or their agents, if any, under the Act) in the land hereinafter described, viz: all that parcel of land consisting of one hundred and twenty-five acres, more or less, comprised in the plan bearing the number 15612, and marked on the plan attached, being part of Clendon's Grant at Takanini in the Parish of Takanini.

Said estate is subject to the following conditions:

1. The land is to be used for hospital purposes.
2. The land is to be maintained in good condition.

Dated this 1st day of June, 1935.

[Signature]

Registered in the Land Registry Office at Auckland on the 2nd day of June, 1935.

[Signature]

Attachment B

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CANCELLED

A transfer of lot 60 Plan 1521 to the Trust Co, Allen & Co. No. 1.

2. Section

Item 17

Attachment B
COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy

Identifier: NA2B/1396
Land Registration District: North Auckland
Date Issued: 22 October 1963

Prior References:
NA180/77 NA306/924

Estate: Fee Simple
Area: 3.4575 hectares more or less
Legal Description: Lot 148 Deposited Plan 51561
Purpose: Public reserve

Original Proprietors:
The Manurewa Borough Council

Interests:
Subject to the Reserves and Domains Act 1953

X:21590 CAVEAT BY LAWRENCE DAVID NATHAN, DENNIS RAOUL HILLEL NATHAN, FRANK ALBERT NATHAN AND GEORGE HAWTREY BROWNE - 15.3.1964 AT 12:00 PM
9001486.1 Application pursuant to Section 99A of the Land Transfer Act 1952 vesting the within land in Auckland Council - 15.3.2012 at 12:53 pm
<table>
<thead>
<tr>
<th>Description</th>
<th>Item</th>
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<tr>
<td>Attachment B</td>
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</table>
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**Attachment B**

**Item 17**

[Cropped image of historical document content]

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**Manurewa Local Board**

**18 July 2019**

**Attachments**

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**DAVID NATHAN PARK AND HOMESTEAD CONSERVATION PLAN**
2.0 NATHAN HOMESTEAD DRAWINGS

Existing Floor Plans, Auckland Council Heritage records
Scan of original floor plans held at Nathan Homestead.
Floor plans showing changes made to the Nathan Homestead for Manukau County Council.
Scan of Hard copies held at Nathan Homestead
Floor plans showing changes made to the Nathan Homestead for Manukau County Council.
Scan of hard copies held at Nathan Homestead
Floor plans showing changes made to the Nathan Homestead for Manukau County Council. Scan of hard copies held at Nathan Homestead.
2.0 WATER TOWER DRAWING

Drawing showing Pre-Built Replacement of Water Tower Roof, Manukau City Council, City Engineers Department dated 25 August 1976. File R304099207 Auckland Council Archives South.
3.0 THEATRE BUILDING DRAWINGS

Fire evacuation drawing showing how the building was used by Manukau City Council. Auckland Council Archives South: MBC 004 Item No 100, Record ID 892049, Box No 7, Record No 16-8.

Attachment B

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4.0 SITE PLAN DRAWINGS

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.
Hortus Contractors letter 1964, Auckland Council Archives South. MBC 004 Item No 100, Record ID 692049, Box No 7, Record No 16-8-1.
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.

1979 Site Plan, Manukau City Council. Hard copy of this plan is held at Nathan Homestead.
Attachment B

Part 1979 Site Plan, Manukau City Council. Copy of this plan is held at Nathan Homestead.

Fence to Pre-School Pay Area, October 1978. Auckland Council Archives South: C5 003006949
5.0 COPIES OF NEWSPAPER ARTICLES

Newspaper Articles re Hill Road

Pukekohe and Waiuku Times, 28 November 1916, p.4

HILL ROAD

A request that second class conditions should be made apply to Hill road, from Mr Nathan's boundary to the boundary of the Papakura Valley Road District, was forwarded by the Puriri Park Estate, Limited. The chairman understood that incorporated in the request was a desire to have several conditions eliminated from the road conditions.

Messrs Lupton and Burton failed to see how such could be done without granting the same concession to others.

The chairman advised adherence to the conditions in respect to the portion of the road in the Town District as it carried heavy traffic.

On the proposal of the chairman, seconded by Mr Coxhead, it was resolved that the road would have to be formed according to the first-class conditions — Mr Pegler refrained from voting.
Pukekohe and WAIUKU Times, 4 September 1917, p.3

On behalf of the Puriri Park Syndicate, Manurewa, a further contract for Hill road has been let to Mr Masters, of Papatoe. The contractor is now only waiting for better weather, when it is confidently anticipated that some three-quarters of a mile of this road, extending from Mr David Nathan's gate to Totara Park boundary, will be completed and open for traffic by Christmas.
RECREATION RESERVE.

The committee of citizens, appointed to work in conjunction with the Town Board, held a meeting in the Public Hall on Friday last and decided to recommend to the Town Board five sites as follows:—Jellicoe Estate, about 10 acres near railway station; Mrs F. B. Winstone's 10 acres, Great South Road, next Mr D. McNaughton's; Mr M. Eccles 1½ acres, Hill Road, the Puriri Park Reserve, 4½ acres native bush opposite D. Nathan sq, and Gilbert's 10 acres, Russell Road, near Railway Station. These sites will come up for consideration at the next Town Board meeting, to be held Tuesday October 28th. Already considerable discussion and time has been given to this subject. Before, however, a choice can be made, it will be necessary for the Board to decide what they really want—a domain park, on which sufficient space could be given to bowling, tennis and croquet, or an open paddock for cricket, hockey and football, (games that have had little encouragement or followers hitherto). For these pastimes, it is urged that cheaper land could be secured outside of the Town Board area.
Gift of Trees.

Mr D. Nathan offered the Board a number of suitable trees to be planted along the length of Hill Road. The offer was accepted and Mr Nathan was accorded a hearty vote of thanks for his generosity. It was decided to have the trees planted at a suitable time.

Pukekohe and Waiuku Times, 2 June 1922, p. 5, p.2

HILL ROAD

A firm of Auckland solicitors, on behalf of the proprietors, asked the Board to accept dedication of Hill Road leading to Puriri Park Estate. It was decided to accept dedication thereof on condition that the road was regraded; that the footpath was cleared of weeds and sanded; and that a suitable pitched or concrete crossing was constructed at the entrance to Mr Nathan's cowsheds and yard, and the water channel on the north side of the crossing was deepened. The actual acceptance of dedication when the work was completed was left in the hands of the Works Committee.

Pukekohe and Waiuku Times, 5 Nov 1918, p.3
Pukekohe and Waiuku Times, 16 July 1924, p.8

DISTRICT ROADS.

When matters in connection with local body movements are being discussed, particularly during the winter months, a point which invariably forms the basis of lively discussion is the respective merits of various methods of road surfacing. The present season conditions have created more scope for such argument than is usually the case, and many of the district’s roads have been subjected to a test which could only recall in the survival of the fittest. Without touching on that great bone of contention, bitumen vs. concrete, which, after all, refers in particular to the reconstruction of the Great South Road, it is quite obvious that some drastic improvement is necessary in the laying down of our roads of the immediate future. It should be unnecessary at the present juncture to dwell on the original cost and subsequent maintenance expenditure relating to each main road in the town district, but reference to one in particular should serve to bring before responsible persons what certainly appears to be a forcible ex- petition. This refers to the laying down of the upper portion of the H.C. Road, which is about half of its length within the Town Board’s jurisdiction. The lower half of this road is being constructed from Mr. D. L. Nathan’s main entrance gate, and is composed of a deep layer of blue metal about 16 feet in width. Those persons familiar with the road during recent years will recall the many occasions on which it has been necessary to give it attention and the considerable expense thus incurred, yet to-day we see the same road in a truly deplorable state with holes 9 inches deep and wide in proportion, a menace to all sections of the travelling public. From Mr. Nathan’s gate to the Town Board boundary approximates a further 20 chains, this of Waitakere shingle, and here we have a direct contrast in the lasting powers of a road. It is now about seven years since the contractor (Mr. H. Masters) prior to laying this strip of frail-looking metal, and to prove its efficiency to the powers then ruling, mooted the entire Board over the Pakuranga and Dilworth Trust roads of the same material. The specifications were then accepted by the board after some discussion, with the result that the district gained one of the most economical and satisfactory sections of road it ever possessed. The actual quantity of shingle used was a 9 inch layer, 16 feet in width, without any foundation spawls or blinding, and the constant traffic has consolidated this till it has become like a flexible concrete. It appears the greatest asset appertaining to this material is the fact that it consolidates from the bottom upwards, while the proportion of shell quickly finds its way...
Attachment B

Item 17

over the Pakuranga and Dilworth Trust roads of the same material. The specifications were then accepted by the board after some discussion, with the result that the district gained one of the most economical and satisfactory sections of road it ever possessed. The actual quantity of shingle used was a 9 inch layer, 16 feet in width, without any foundation pavers or blinding, and the constant traffic has consolidated this till it has become like a flexible concrete. It appears the greatest asset appertaining to this material is the fact that it consolidates from the bottom upwards, while the proportion of shell quickly finds its way to the surface and forms a smooth hard covering. Despite the fact that the majority of it is hedged in by tall bush trees and is usually damp accordingly, and that it has only been crowned by a grader on one occasion, these few chains of road has stood the test of time and traffic better than any other in the district. From a financial point of view the cost of this material certainly cannot be regarded as exorbitant. At the time the Hill Road section was laid down Waitakere shingle could be landed in Manurewa for 12s per yard, and even allowing for some increase in the interval this is not expensive, in view of the results achieved.
Auckland Star 24 March 1930, p. 8

HAY DESTROYED.
FIRE AT MANUREWA.

A large newly-erected shed containing 500 bales of hay was destroyed, together with its contents, by fire at Manurewa on Saturday night. The building was owned by Mr. L. D. Nathan, of Hill Road, Manurewa, and only last week was filled with the hay, which had just been pressed after standing in a stack for over three months.

The alarm was given at 9 p.m., and although the Papatoetoe Fire Brigade answered a call and arrived on the scene with all haste, it was found impossible to combat the terrific heat. It was about 2 a.m. before the flames were properly visible, and shortly after that time the building was demolished.

The fire brigade, which was assisted by a number of local residents, was hampered by a shortage of water.

It is understood the building and its contents were insured, the latter for £100.
Newspaper Articles – Nathan Family

Auckland Star 8 July 1944, p.6

BUSINESS LEADER
MR. D. L. NATHAN’S DEATH
LONG PERIOD AS CONSUL

A leading Auckland citizen and business man, Mr. David Lawrence Nathan, head of the firm of L. D. Nathan and Company, Ltd., Auckland, died suddenly at Hamilton yesterday. He was born in Auckland in 1881, and was educated at Queen’s College, Auckland, and Harrow School, England. In 1901 he joined the firm established by his grandfather, Mr. David Nathan, who retired from business in 1901 and was succeeded by his two sons, the late Mr. L. D. Nathan and the late Mr. N. A. Nathan.

The business was formed into a limited liability company in 1904, Mr. David Lawrence Nathan becoming a director, and in 1931 chairman of directors.

The Nathan family has been prominent in the New Zealand Jewish community for many years, and Mr. 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. His home was at Manurewa.

Mr. Nathan was married in 1911 to Miss Simone Rene Oulman, who was born and educated in Paris. Besides his wife, he is survived by four sons and one daughter. Three of the sons have served in the armed forces in this war, and two have returned to New Zealand wounded.

For 31 years Mr. Nathan was Consul in New Zealand for Portugal.

A special memorial service will be held in the Synagogue on Monday afternoon.
NZ HERALD 30 SEPTEMBER 1932, P.9

AUCKLAND BRIDE
WEDDING IN LONDON

MISS JACQUELINE NATHAN

LONDON, Sept. 28

Miss Jacqueline Nathan, daughter of Mr. and Mrs. David Nathan, of Auckland, was married to Mr. Arthur Sebag-Montefiore, son of the late Captain Robert Sebag-Montefiore.

The ceremony, which was a brilliant one, took place in the West End Synagogue, Bayswater.

Mrs. Sebag-Montefiore (Miss Jacqueline Nathan) is the only daughter of Mr. and Mrs. David Nathan, of The Hill, Manurewa. The bridegroom is a grandson of the first Viscount Bearsted on his mother's side and on his father's he is the great-grandson of Sir Moses Montefiore, to whom a special grant of an estate was given by Queen Victoria. He is also a near relative of the present Lord Swaythling. His father was killed in action in the European war.

Mrs. Nathan has been away from New Zealand for close upon two years. She was joined a short time ago by Mr. David Nathan, and all the members of the family except one son are now in London. Mr. and Mrs. Nathan will leave on their return trip on October 7 by the Mataroa, which is due in New Zealand in November. They will be accompanied by two of their sons, Lawrence and John, leaving behind them Mr. Dennis Nathan.
Auckland Star 20 May 1935, p.7

LARGE ESTATE LEFT
Mr. Sebag-Montefiore's Will
Provisions.
WIDOW AND INFANT SON
LONDON, May 10

The late Mr. Arthur Sebag-Montefiore, who was killed in an aeroplane crash last month, left an estate valued at £383,116.

The sum of £20,000 is bequeathed by deceased to his widow, who also receives half the income of certain settled funds, the furniture, the use of the town house and country estate, and securities producing £5000 a year during her widowhood. The remainder of the estate is left upon trust for deceased's nine-month-old son.

Mr. Sebag-Montefiore was married in September, 1932, to Jacqueline, daughter of Mr. and Mrs. David Nathan, of Auckland.
NZ Herald 9 Sept 1929, p.12

ZIONIST VISITOR.

MRS. HENRIETTA IRWELL.

Mrs. Henrietta Irwell, an outstanding figure in Jewish communal life, whose visit to New Zealand will embrace a lecture tour in the interests of the Zionist movement, arrived at Auckland by the Aorangi yesterday. Mrs. Irwell is well-known for her association with the infant welfare work of the Jewish Maternity Home in East London, as well as for her long association with the National Association for Maternity and Child Welfare in Great Britain.

Just before leaving England Mrs. Irwell had visited Switzerland to attend the opening of the 16th congress at Zurich.

To-morrow evening Mrs. Irwell will be the guest of honour at a communal reception tendered by the Auckland Jewish Social Club, at which Mr. N. Alfred Nathan, president of the Auckland Hebrew Congregation, will preside. On Wednesday afternoon there will be a reception to the women of the community by Mrs. David Nathan, Dominion president of the New Zealand Women's Zionist Society.
A most successful reception was given by Mrs. David Nathan at her beautiful home, “The Hill,” Manurewa, yesterday afternoon, to the ladies of the Jewish community. Mrs. Henrietta Irwell was the guest of honour, and also present was her niece, Miss E. Foster. The day was perfect for such a function. The fields surrounding the homestead shone a bright green in the sunlight, and away in the distance the blue haze of the hills was a most entrancing sight. The guests spent a delightful time wandering among the beautiful flower beds and enjoying the pleasures of the natural bush. Others, who chose to remain on the terrace, where the sun was bright and warm, enjoyed music. Large bowls of pink and white blossom, daffodils and other fragrant spring flowers made the lounge most attractive, and it was here that Mrs. Nathan received her guests. She wore a charming frock of burgundy red crepe de chine, with skirt composed of flat frills finishing at one side in miniature flares. Mrs. Irwell was in a frock of draped embossed ring velvet with fine cream lace. Miss Foster wore a beige georgette ensemble with beige Bangkok hat, and Miss Jacqueline Nathan was in a soft green crepe de chine jumper suit and a tight-fitting little felt hat to match. In the dining room, where a delectable afternoon tea was served, golden daffodils gave a glow to the room, and these colourful flowers were also in the other rooms. Later in the afternoon Mrs. Irwell gave an account of her work in Palestine. She emphasised the influence of women on the life of a country and its people and appealed to her hearers to keep at the back of their minds the slogan “Learn for Palestine.” She referred to the infant welfare work, and expressed her appreciation of the keen interest
In the afternoon Capt. Evans gave an account of her work in Palestine. She emphasised the influence of women on the life of a country and its people, and appealed to her hearers to keep at the back of their minds the slogan “Learn for Palestine.” She referred to the infant welfare work, and expressed her appreciation of the keen interest taken in it by the women of New Zealand. Amongst those who were present were: Mrs. J. Yock, Miss Vera Ziman, Mrs. W. Shenkin, Mrs. M. Leser, Mrs. Follick, Mrs. Goldstein, Mrs. Glance, Mrs. Marks, Mrs. C. Moses, Miss V. Moses, Mr. Smith, Mrs. Harris, Miss K. Keesing, Mrs. G. Leser, Mrs. Shrimski, Miss E. Keesing, Mrs. B. Kissen, Mr. Cohen, Mrs. Reynolds, Mrs. Kissen, Miss R. Keesing, Mrs. Zukerman, Mrs. M. Salas, Mrs. Morgan, Mrs. Robertson, Mrs. Baume, Mrs. Ross, Mrs. Kay, Mrs. Knight, Mrs. Zimmer, Mrs. Emmanuel, Mrs. M. Robinson, Mrs. Lees, Mrs. Sedan, Mrs. Green, Mrs. Finklestein, Mrs. Ogilvie, Miss M. Moses, Miss Phillips.
A PICTURESQUE
GARDEN PARTY.
Sunshine and Roses
Make a Pretty Setting.

Early summer roses were to be seen in all their glory at the garden party given by Mrs. David Nathan at her Manurewa home on Saturday afternoon. After a week of intermittent showers, real summer weather arrived, making a perfect setting for the many bright spring and summer ensembles worn by the guests.

Benefiting by the rain the flower beds and borders looked particularly lovely. Masses of bright spring flowers bordered all the paths, while the lawns, too, were most attractive after the recent rain. In one part of the garden the rockery added a gay note of colour. Tiny flagged paths and flowers arranged in mosaic effects attracted as much interest as the exotic garden nearby.

The tennis courts, surrounded by shady trees and shrubs, were also popular, many of the more energetic guests playing enthusiastically in spite of the hot weather.

Mrs. David Nathan received her guests in the lounge, which had been effectively decorated with large bowls of roses, poppies and yellow and white orchids. She was wearing a graceful and slightly trained frock of black chiffon patterned with rust and green, and a black-pointed "coolie" hat. Outside the guests were received by Mr. Nathan and Mr. Dennis Nathan. Later in the afternoon tea was served on the loggia and in the rose garden.
DELIGHTFUL DANCE.

A very enjoyable dance was held at the home of Mr. and Mrs. David L. Nathan, “The Hill,” Manurewa, last evening, dancing being indulged in till the early hours of the morning. The music which was rendered by a Holwer, the latest mechanical device, was a great success, and the guests would not believe until they were shown the instrument, that a full orchestra was not in attendance. The decorations were very beautiful and consisted mainly of orchids. The grand piano in the ballroom was entirely covered with masses of pots of orchids, maidenhair ferns and malacodies primulas, ranging from deep mauve to pale pink. The dining room was lit entirely by candles in old French silver sconcebras, which showed up the old oak table, which was covered with dainties of all descriptions. The buffet was in the study, which was also one of the main sitting-out rooms. Island poppies were arranged in the orange hangings and on the Old Macaer ornaments, in dark wood, of this room. The sitting-out places were arranged with nilan palms and cabbage trees throughout the house. The ballroom was a very brilliant sight and the frocks were exceptionally beautiful. It is a long time since there has been a large private dance of this description and the guests complimented Mr. and Mrs. Nathan on this fact, stating it was a delightful change from the cabaret parties that have been taking place lately. Mrs. Nathan received in a gown of grey tulle, embroidered with silver and diamante paillettes. She wore a diamond choker necklace and other jewels and two large roses on the shoulder. Miss Nathan wore a deep pink taffeta in pannier effect, short to the knee in front and reaching to the ankle at the back. The Countess of Orford was in a sequinned frock of crème georgette, encrusted with pearls. She wore her family jewels, which were exceptionally beautiful. Mrs. Nelson Clover was in black chiffon; her sister, Mrs. Davies, was in black georgette with a continued...
NZ Herald 17 Nov 1941, p. 2

GARDEN PARTY

Members of the Auckland Federation of University Women held a successful garden party on Saturday afternoon at the home of Mrs. David Nathan, Manurewa. Over £25 was raised at the function, and this amount, added to funds raised by similar functions and by donations, completed the £125 required by the branch to carry out its object of providing a junior scholarship for a young British graduate whose career has been affected by the war. The party was organised by the following committee: Mrs. R. J. Coates, Mrs. J. Morton, Mrs. Eric Macdonald, Mrs. N. D. Spencer, Mrs. N. R. W. Thomas and Mrs. S. Klippel.

Auckland Star 22 March 1944. P. 5

SERVICEMEN ENTERTAINED

A change from hospital surroundings was given to 60 wounded servicemen when they were entertained at the home of Lady Mackenzie at Manurewa. Members of the Manurewa group of the League of Womenfolk of the Overseas Forces, of which Lady Mackenzie is treasurer, Mrs. David Nathan, convener, and Mrs. B. E. Kelly, secretary, assisted by organising outdoor games, clock golf, deck tennis and ladder croquet. The men who did not take part in the games spent the afternoon resting on rugs under the trees.
Manurewa Local Board
18 July 2019

Articles Re Water Supply

Pukekohe and Waiuku Times, 28 March 1924. P.8

MANUREWA NEWS.

TOWN BOARD MEETING.

(Own Correspondent).

An ordinary meeting of the Town Board was held on Monday evening, the members present being the chairman (Mr C. A. Sexton), and Messrs McCallum, Cox, Lupton, Butterworth, and the clerk (Mr H. Kay).

It was reported that in accordance with a previous decision, the motor lorry had been sent to Messrs Johnson Bros. for an estimate of the cost of complete overhaul and repair. This firm replied to the effect that the work would cost £130. Following on considerable discussion, it was eventually decided on the motion of the chairman, seconded by Mr Lupton, that this firm be authorised to carry out the work at the estimated cost.

Mr Gilbert attended the meeting and went into details regarding Mr L. D. Nathan’s Hill Road bore, and also to present the Government analyst’s report on the quality of the water obtainable there. It was described as “good portable water,” and after supplying further technical details stated that the only objection was the hardness, which, though not heavy, is greater than the local supplies generally.—On Mr Gilbert’s suggestion it was decided that Mr Platt, of Opaheke, be asked to give an estimate of the cost of prospecting the district.

It was decided to prosecute three local persons for failure to register their dogs.

The Board appointed Mr Lupton as their delegate on the Main Roads Association.
Pukekohe and Waiuku Times, 21 Dec 1923, p.10

MANUREWA NEWS.
TOWN BOARD MEETING.

(Our Own Correspondent).

An ordinary meeting of the Town Board was held on Monday evening, the members present being the chairman (Mr C. A. Sexton) and Messrs Gallagher, Cox, Lupton, Butterworth, Wood, and the clerk (Mr H. Kay).

Toll Gates.—Mr Lupton reported on the recent meeting of delegates in connection with this matter. In reply to a protest regarding the failure to notify the Manurewa Board concerning the previous meeting, the Rev. Wood (chairman) gave a satisfactory explanation. With regard to the business in hand, very little immediate progress could be made. Mr Waters (chairman of the Manukau County Council) explained that nothing could be done pending a report from the Highways Committee, which had adjourned for the next few weeks.

Water Scheme.—Mr Sanford, engineer to the Papatoetoe Town Board, was present as an unofficial representative of that board. He stated that in a rather indefinite way his board had several water schemes under view, and on hearing of a possible permanent supply existing in Nathan's bore, he thought that discussion might lead to some scheme being formulated to the advantage of both boards. He was present really for information.

The board's engineer (Mr Lopdell) was present, and he referred to the natural advantage which Manurewa had in its elevation, and if possible this could be taken advantage of to supply Papatoetoe. The present dry weather was cited as an instance of the necessity of formulating a definite scheme for the future. He had heard that Nathan's bore contained an excellent supply.

The chairman spoke in support of
Pukekohe and Waiuku Times, 28 March 1924, p. 8

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Pukekohe and Waiuku Times, 20 June 1924, p. 8

**Water Supply.**

Following on remarks made by the chairman regarding the possible establishment of pumping works in the lower portions of Mr D. L. Nathan property, Mr Butterworth spoke strongly in favour of testing the spot in the Town Board reserve, where the Rev. Mason divined a stream of water. According to the latter's report, boring operations should be carried out about 20 feet from the present pump, and a good supply would probably be found at about 75 ft.

Mr Butterworth said he had great faith in the Rev. Mason's methods.

No further action was taken except that the chairman agreed to approach a local man with a view to having the spot tested.

Motor Lorry.
Following on Mr. Butterworth's agitation and the Town Board's subsequent decision to bore for water on the spot divined by Mr. Allan Phillips in the Town Board reserve, Mr. D. Gilberd has been busily engaged during the past week in carrying out exhaustive tests in the locality. Indications were somewhat discouraging when a depth of about 80 feet was reached without tapping a supply, and when a further 25 feet had been penetrated a layer of hard flinty blue metal was pierced. Beneath this a loose gravelly material was encountered, which yielded about four gallons per hour. Messrs. Butterworth and Cox conferred and decided to continue operations to 140 feet, and when within a few feet of this limit a copious supply of water was struck. While conclusive reports are not yet to hand, preliminary tests carried out on Friday registered a flow in the vicinity of 1000 gallons per hour, and should this be maintained the enterprise of the Town Board will apparently be justified. The success of these boring operations will doubtless reflect considerable limelight on to the water diviners responsible for the discovery of the stream, and it will be interesting to note if his services meet with due reward to the same extent as that meted out for similar purposes recently.
Pukekohe and Waiuku Times 13 August 1920, p.2

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**MANUREWA.**

**TOWN BOARD MEETING.**

A meeting of the Manurewa Town Board was held on Wednesday night, when the following members were present: Messrs. Lapton (chairman), E. J. Butler, G. Smith, T. W. Wood, E. S. Pegler, and the clerk (Mr. King).

The balance sheet was read and adopted.

**Building Permits.**

The following building permits were granted: T. J. Corin, G. Gallagher, T. B. Sykes, E. S. Pegler, D. J. Nathan.
Manurewa Local Board
18 July 2019

Auckland Star 22 Nov 1937. P.10

WATER TURNED ON MANUREWA SUPPLY.

CEREMONY BY HON. P. FRASER.

In the presence of a large crowd of residents and representatives from adjoining local bodies, the Hon. P. Fraser, Minister of Health, on Saturday afternoon officially turned on the water supply for the Manurewa town district. The chairman of the Manurewa Town Board, Mr. W. T. Cox, presided.

Mr. Cox introduced the Minister, who thanked the committee which had investigated the possibility of a water supply for Manurewa, saying that the committee had done its work with efficiency and expediency.

The fact of a water supply was evidence of the growth of the district, and Mr. Fraser added that he had not known until recently that the district’s population was large enough to warrant the enhanced status of borough rather than town board.

The Minister referred to the forthcoming drainage conference, and he said the facts made known then might well have important results, not only for Auckland but for the suburbs as well.

As the Minister moved from the dais in front of the Town Hall across the road to where a hydrant stood, he remarked: “I have opened many schools and many hospitals since I became a Minister, but I have never before been asked to turn on a water scheme.”

Short addresses were given by a number of local body representatives and members of Parliament. The speakers included Messrs. A. S. Richards, M.P. for Roskill, C. R. Petrie, M.P. for Hauraki, the Hon. T. Bloodworth, M.L.C., and Messrs. H. E. McEntee, chairman of the Papakura Town Board, from which body Manurewa is buying its water, J. Park, Mayor of Onehunga, and W. J. Nicholson, member of the Papatoetoe Town Board.

Music was provided by the band of the Auckland-East Coast Mounted Rifles.
Articles about Nathan Homestead

‘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 aquaints 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, and another carved 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 aquaints 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 Palace 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 Nankan 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.”
Attachment B

Item 17

Two Homesteads To Administer

The Manurewa Borough Council recently took over the Great South Road property belonging to the late Mrs Annie Barrett. This valuable land, comprising 13 acres complete with large residence, will become incorporated in the steadily mounting number of areas set aside for public reserves in the borough.

The property, known as "Tamahoe," is situated at 248 Great South Road and is well back off the road behind a wide stretch of native trees and shrubs. Mrs Barrett requested that this property be passed on to the borough.

Council has not yet decided what use the property will be put other than arranging tenants for the upkeep of the homestead.

Council now finds itself with the upkeep and administration of two old family homesteads in the borough—the Nathan homestead, situated in Hill Road, and "Tamahoe."

The Nathan homestead was taken over by the borough in February of this year and is still awaiting a fate yet to be decided. It has been suggested that the council move in and use part of the building for its main offices. This suggestion put aside the proposal of a new administration building has been deferred until the city scheme is decided.

Council still has to pay for the additional property purchased at Nathan and will be required to fight 14.385 by April 1, 1941. This additional property gives approximately eight acres of park land to be cared for. For this purpose, there are two gardeners employed at Nathan's on upkeep of the lawns and gardens.

Undoubtedly this property is an asset to the borough and the leasing of the homestead would offset upkeep expenditure to some extent. But the house the place remains empty, the more the cost to the ratespayers. The longer the period wider the homestead has no tenant living on the premises and residents of this building for the highest the cost to the borough.

The city scheme will possibly resolve itself into a long drawn out affair, with no finality being reached for some months. All this time the need of council may well have been so great and council may find in the end that the cost of upkeep is more than an enterprise tenant is willing to manage rather than pay the council's costs.

"Tamahoe" sooner or later will pose a similar problem on the borough, and although the system of renting will cater for immediate expenditure needs it must not be forgotten that this homestead is also near a public amenity and possibly was handed over to the council for just that purpose.

There are many organisations in Manurewa desiring a permanent meeting place. These organisations are limited in their financial means, and would find great hardship in raising the necessary finance to erect a place of their own. This, however, does not alter the fact that the same organisations could well afford the chance of using...
Item 17

Manukau Progress 4.9.1963
Agreement On Lease Of Nathan Home

The Manurewa Borough Council has agreed to a request from the Manukau County for the use of the old Nathan homestead as temporary offices. The 10,000-square-foot house stands in Davds Nathan Park, which is owned by the borough council. Following discussions between the town clerk, Mr. G. S. Davies, and the county clerk, Mr. R. Wood, Manurewa councillors have agreed on the terms of a lease. The council will be granted a 10-year lease, with an annual rental of £250, provided it spends £10,000 on building alterations in each year. The council will renovate the building and will make it suitable for a reception centre at the end of the lease. It will also have to provide a seeded parking area. Manurewa will have the right, on giving two years' notice, to repossess the building, and similar notice is expected from the council should it wish to take permanent headquarters within the next 10 years.

New Zealand Herald 21.12.1963
The Nathan Homestead was constructed in 1896 for Mr. David Nathan, a pioneer of the area. The homestead was built after the original house burned down. The house, in the form of the homestead are tumbled and not inhabited. The land was used for cropland and the site of the site was used for crops and livestock. In 1944, the Manurewa Borough Council acquired the property. Additional buildings were later added to the site, including the Barn. The Barn was added to the site. The Barn was added to the site. The Barn was added to the site. The Barn was added to the site. The Barn was added to the site. The Barn was added to the site. The Barn was added to the site.

In early 1978, restoration work began on the building. After careful consideration of all aspects of the property, the Manurewa City Council decided to develop the concept of a community and cultural centre. The initial planning was to preserve the original building. The idea of the building was to be restored. The design of the building was to incorporate the original style and materials by the former family.
The Manurewa Community and Cultural Centre provides space for community and cultural groups to carry out their activities. These include drama, music, painting, photography, pottery and jewellery making as well as meetings, exhibitions, workshops and classes of various kinds.

A supervised children’s programme for children of parents using the centre features creative play activities.

The centre is administered by the Manukau City Council in conjunction with the Nathan Homestead Users Committee. The centre is unique in initiating a "reciprocal arrangement" whereby the user groups are encouraged to provide voluntary assistance and tuition in return for use of facilities.

HOURS: Monday to Friday 9.00 am - 3.00 pm
Saturday 10.00 am - 4.00 pm

Evenings and other times by arrangement

PHONE (Manurewa) 267 0180

1978 booklet page 3
Minister To Open Homestead

Mr E.R. Fahey, Weymouth, taking one of his pictures of the Royal Naval College at Greenwich into the Nethan homestead ready for the opening today.
Homestead that became a district’s heart

Cultural activities of Manukau City take place in gracious surroundings

BY STAFF WRITER AUDREY GORDON

THE NATHAN HOMESTEAD, a 40-year-old mansion surrounded by 100 acres of farmland, was just another victim of progress when Auckland’s southern motorway snaked through its pastures in the early 1960s, bringing suburbanization to its boundaries.

Built for prominent Auckland businessman David Nathan and his family, the homestead and its gardens were sold to the Manurewa Borough Council (later Hom- trol) passed to Manukau City, and the rest of the farm was subdivided.

It seemed the end of a family era when the council converted the house into its headquarters. Large rooms were ruthlessly partitioned, elegant oak paneling was painted in utilitarian white, and windows were replaced across the site.

Then, in 1976, council administration moved to Manukau City’s new home at Wiri. It was decided that the Nathan Homestead could be successfully adapted to use as a community and cultural centre.

Partitions came down, paintwork was stripped, leaded-lighted lattice windows were replaced, and although the “family” was using the building originally for toddlers...

Left: Les McDowell discusses an exhibition date with his wife, Tommie, secretary of the South Auckland Rock and Mineral Club. Nathan Homestead is in the background.

PICTURES BY MICHAEL WILLIAMS

N.Z.W JUNE 29, 1979
Above: A drama group from Weymouth Primary School presenting one of the plays of Luxie McDowall (centre) and Indra Mia (right).

playing in the creche to senior citizens playing bridge, the property has once again the look of a roomier-than-usual family home.

Manurewa City’s cultural co-ordinator, Dale Hunter, was largely instrumental in getting groups involved with the Centre since its beginnings late last year, but the council has now appointed two permanent staff members to assume future responsibility.

Children’s programme supervisor Luxie McDowall and assistant co-ordinator Thelma Tyler will liaise with users.

The homestead includes more than 20 distinct areas for differing activities—from a pre-school creche to workshops for jewellery making. There’s scope for drama, painting, spinning, pottery and other crafts... a room for meetings, workshops, classes and exhibitions.

A large annexe added for officers has been converted by the Manurewa Theatre Group into a little theatre, used for both their own productions and children’s drama classes.

“Previously, we had to use the old Manurewa Town Hall,” said vice-president Lynne Rowell. “Having a permanent home with everything set up ready for use is marvellous. It gives our group a real sense of identity.”

The Theatre group contributed $500 towards raising the roof of the building, and members did all the interior refreshing. Theoretically others are able to use the theatre if its not already spoken for, but Lynne says it’s in use just about all day, every day.

We have over 100 children attending after-school and Saturday classes, mostly in groups of about 15. They get training in all aspects of drama—set design, writing and costume, as well as acting.

There’s no way an enthusiastic group like this can get disproportionate advantages from the Centre, which operates what is thought to be a unique reciprocal service system.

With hundreds of people using facilities, and only two paid supervisors, this user-pays-in-kind scheme effectively ensures that there are no staffing headaches.

Explained supervisor Luxie McDowall: “If a group member helps in reception or mans the telephones for an hour, he earns his group the use of the centre for one hour.

“If an expert from an experienced craft group gives tuition to a learner class for an hour, that entitles his group to two hours use of facilities.

“An hour spent by a member supervising the creche qualifies a group for one and a half-hour’s use of the building.

“This means we can keep staffed for seven days a week (even though salaried staff are here only from Mondays to Fridays) and make sure the Centre gets maximum use.”

There’s a User’s Committee, made up of one or two members from each participating group, which takes care of administrative details and will help sort out any problems.

Please turn to Page 18
Users control their cultural centre

[From Page 9]

problems that may arise—hopefully, without recourse to council.

“...”

The council will be there if it’s needed,” said Dale Hunter.

“...”

basically we want the people of the district to run the Centre themselves. Ideally, we hope that the need to compensate for smooth running will bring people of different interests together—groups combining for the common good.

“We don’t want to be too directive but of course if groups start wanting to exclude others who should be free to use amenities, the council will step in to put things right.”

Greater use

Mrs McDowall—a former schoolteacher qualified in speech and drama, and the mother of three young children—is keen to see local schools make use of Nathan Homestead.

“At present we have groups of primary school children coming along some afternoons for craft and drama instruction from skilled members of these groups,” she said. “But I’d like to see more use made of our resources.

“Many schools don’t have access to pottery wheels. For instance. We have displays and exhibitions of various arts and crafts which up until now haven’t been available to local schools.”

“This place should become the hub of communal and cultural activities, once it is generally realized that it’s functioning well.”

Above left: Lynette Ferguson of the Manurewa Potters Club, showing students the process from Manurewa Central School how it’s done.

Left: Lance McDowall (left) with pre-schoolers and helpers Lorna Pocker (background), Sue Ferguson and Kenzie McConnell (right).

N.Z.W.W. JANUARY 30, 1979
6.0 COMPARISONS

Comparison with other substantial Auckland houses and gardens remaining on part of an agricultural land holding

The Nathan Homestead is significant in Auckland as an example of a substantial house and its surrounding grounds which were once part of an agricultural landscape. The progressive subdivision of land for suburban residential and other development means that relatively few properties of this sort remain in Auckland. Some examples are given below, as well as examples of more modest houses remaining on former agricultural landscapes, now largely located in reserves or Regional Parks.

The Pah Homestead, Hillsborough, Auckland

Located in Hillsborough, the “Pah Farm” was sold in 1866 to Thomas Russell, and the land holding was extended. The landscape evolved from its early farming use to a highly developed commercial farm and designed landscape with tree lined entrance drive and formally laid out plantings. The substantial house was built in 1877-79 for James Williamson and was designed by architects Edward Mahoney & Sons. It was later used as St Johns Collegiate School until purchased by the Sisters of Mercy, and used as an orphanage, a novitiate house, boarding school and more recently to provide emergency housing. Over 12 hectares including the main house, grounds and a number of buildings and structures were acquired by Auckland City Council in 2001 and 2002 to form Monte Cecilia Park. The house was adapted for use as the TSB Wallace Arts Centre in 2010.¹

View towards the north side of the Pah Homestead. Mark Smith, 2010.
Alberton, Mount Albert, Auckland

The existing substantial house was constructed as a large farmhouse in 1863 for Allan Kerr Taylor and his first wife Martha Meredith (Patty). Following her death in 1864 and Taylor’s marriage to Sophia Louisa Davis in 1866 the house evolved in relation to changes in their circumstances and to accommodate the large family. In the 1870s it was substantially altered to provide a formal ballroom and sitting room, additional bedrooms, and a new and elaborate external appearance with two level verandahs together with the distinctive corner towers.

Alberton house together with the surrounding outbuildings and landscape is associated with the earliest European development of the landscape for farming, and subsequent consolidation of the landholding for agriculture, and later subdivision. The grounds immediately around the house demonstrate the evolution from an initial simple rural setting to a formal designed and planned garden.  

![Alberton, Mt Albert, Auckland. MMA 2010.](image)

38-40 Oruarangi Road in Mangere

The property at Oruarangi Road was built in 1929 after a timber residence on the property was destroyed by fire in April 1928. The house was on a farm that measured around 300 acres at the time (it had earlier been around twice this size). It was built for Frank Bull and was one of the early designs by young architect Surrey S Alleman (1901-1978). Alleman set himself up in private practice in 1928 having recently completed his training at Auckland University - he began with W A Cumming in 1921 and was articled to Horace Massey in
1922. He won the NZIA gold medal in 1931 for Hampton Court Flats in Wellesley Street and also designed the Tamaki Yacht Club building in Tamaki Drive and Garden Court flats in Mission Bay."

View of the house at 38-40 Oruarangi Road, Mangere. MMA June 2017.

Kelliher Estate, Puketutu Island, Mangere

Harold Bull, the brother of Frank Bull, built a new house on his farm at Puketutu Island in 1930s to a design by Surrey S Alleman. The property is now known as Kelliher Estate. Harold’s earlier timber house had been destroyed by fire in August 1929 – just a year and a half after Frank’s house in Oruarangi Road was burned. iv

Abbeville farmhouse and barn, 3 Nixon Road Mangere

Abbeville Homestead was built in 1854 for Marmaduke George Nixon on his 469 acres property on what is now the eastern side of George Bolt Drive near Auckland Airport. The property retains the house and barn, as well as the relocated Westney Church and Westney homestead. The property is now used as a venue for weddings and functions.
Abbeville farmhouse. Auckland Council photo

**Finlayson Homestead, Manurewa**

Located within Mountfort Park, 25R Dr Pickering Avenue, Manurewa, Finlayson Homestead originally formed part of the original 183-acre farm, much of which now comprises Mountfort Park Reserve. Built in 1901, the house was a wedding present from Kenneth Finlayson to his fiancée Kate McKay. The family occupied the homestead for over seventy years, with its garden serving as an idyllic backdrop for numerous social activities. The estate provides an insight into the character of the former rural Manurewa and other similar contexts where this has been lost, due to suburban residential subdivision.¹

![View towards the front of the Finlayson Homestead property from opposite side of Weymouth Road. MMA May 2016.](image)

**Couldrey House, Wenderholm Regional Park**

Couldrey House at Wenderholme is a timber Victorian-Edwardian family home set within a landscaped garden now located within Wenderholme Regional Park, Auckland’s first regional park, opened in 1965.

**Vaughan Homestead, Long Bay Regional Park**

The timber homestead of the Vaughan family and was constructed in 1861 by George Vaughan. It was used as a family home by the Vaughan family for several generations. In this time the family was associated with the local gum industry. The house is now located within Long Bay Regional Park on Auckland’s North Shore.

Highwic, Newmarket, Auckland

Highwic is a well-preserved Carpenter Gothic mansion, located on the fringes of colonial Auckland. Built for one of the wealthiest landowners in the region, it was erected in an elevated position looking out over the small nineteenth-century township of Newmarket.

In 1862, the land was sold to the Buckland family, who immediately built a new dwelling that was added to substantially over the years.

Alfred Buckland’s Highwic probably began as a six- or seven-roomed timber villa, with outbuildings for the use of servants and other employees. It was copied from an American pattern book design published in 1850 by A.J. Downing, adopting a highly ornamental Carpenter Gothic style. Surrounded by extensive gardens, the house was successively enlarged in the 1870s and 1880s as the Bucklands’ fortunes grew and family expanded. ∨

Comparison with other houses built for the Nathan family in Auckland

Nathan Alfred Nathan’s House at 24 Princes Street, Auckland was built in 1882. It was originally known as Wickford and was designed by architect John Currie. It remained in the Nathan family until 1932 when it became a private hospital. The University of Auckland purchased the building for use as the registry in 1958. Nathan Alfred Nathan was the brother and business partner of Lawrence David Nathan. ∨ The house is located within the University of Auckland campus and has been modified with an upper level addition.

Comparison with other historic houses in Manurewa

Beaufords in Totara Park, Manurewa
Beaufords with the 1930s addition at right with the earlier wing at left. Matthews & Matthews Architects Ltd 2003

Beaufords is located was part of the vast Clendon Grant of 10,000 acres given to James Reddy Clendon by the Crown in 1842 in compensation for land taken for the colony’s planned capital in the Bay of Islands. In 1855 John Bycroft bought 502 acres from Alfred Boon who had bought it from Clendon.

Following various changes in ownership, in 1921 Alfred Oldham sold 482 acres to the Manurewa Development Co. The Manurewa Development Co. was formed by prominent businessmen with the aim of buying up land for subdivision development. Enus Pegler was appointed as estate agent and it was he who gave the area the name of Totara Park.

In 1925 Arthur Gillies bought 189 acres for £1,860 from the Manurewa Development Co. Gillies built a two-storied timber house around the mid-1920s. Some of the bush-covered land was cleared and stocked with sheep. Gillies sold the property to Jessie Gunson in 1929. The Gunsons were a prominent Auckland family. Sir James Gunson was Mayor of Auckland (1915 –25) and was a prominent Auckland businessman. The Gunsons constructed an addition to the house designed by well-known architects Guummer and Ford in 1932. In October 1947 the property was sold to Totara Park Estates.

The last private owner was Charles Provost, a wealthy wool merchant. He developed the house and grounds for a grand weekend and holiday retreat. The land was cleared for a tennis court and tennis pavilion and a swimming pool dug. Totara Park became famous for chic and somewhat scandalous parties. The nation was gripped with horrified curiosity when Charles sued his wife Yvonne for divorce on the grounds of adultery in 1952.

Charles Provost sold the property to the newly formed Manukau City Council in 1966. Over the next fifteen years the park was developed for a mixture of recreational and residential purposes. The homestead block was in effect a ready-made park and was opened to the public quite quickly. The house was initially used as a caretaker’s residence and later as a restaurant. In subsequent years blocks of land to the south and small plots to the west were sold and Totara Park was substantially extended to the north and east. A Youth Camp was established and ran for some thirty years providing accommodation for school groups and others. Tracks were developed, and extensive planting undertaken.

Now a venue for weddings and events, Beaufords combines two distinct architectural styles. The original house is in the English Arts and Crafts style, common in the early part of the 20th century. The 1932 addition reflects pre-World War II modern architectural trends.

Orford Lodge

The Arts and Crafts style house in Earls Court, Manurewa, now known as Orford Lodge was built in 1920 for lawyer Edward Russell. The property was bought by the Earl and Countess of Orford in 1928 for £12,000. 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 ‘Binwood’, which had formerly been the home of HM Smeeton, and renamed it ‘Manurewa House’.

Like the Nathan family, the Earl and Countess of Orford hosted many social events at ‘Manurewa House’ in the late 1920s through to 1931. The Earl of Orford died in September 1931. Lady Orford no longer lived at Manurewa House by October 1932. The house and the orchard garden were used as a United States military camp during World War II. The garage was used as the officers’ mess.
Item 17

1 The Pah Conservation Plan, Matthews & Matthews Architects Ltd 2003.
3 Information supplied by historian Tania Mace, July 2018
4 Information supplied by historian Tania Mace, July 2018
5 http://www.heritage.org.nz/the-list/details/18
7 CT50 356
8 R361, 369
9 Wichman pars.com.
10 R468.50.
11 NZ Herald 26.8.1940
12 CT515.265 dated 28 March 1929 shows Arthur Gillies as owner and refers to an agreement for sale and purchase of Lot 1 to Jessie Helen Gunson dated 1929 and final transfer in July 1930. (Plan 22977)
13 CT 639.204 dated 14 November 1932 shows Jessie Gunson as owner of Lot 1, 2 & 3. (Note: Other histories refer to the Gunson taking over in 1932.)
14 NZ Herald 3.1.1922
15 CT 639.204
16 Bruce Ringer, Countryside in the City; A History of Totara Park in Manurewa, pp.33-39
17 Bruce Ringer, Countryside in the City; A history of Totara Park in Manurewa, p.20
18 Bruce Ringer, Manukau’s Journey, Orford Lodge, Hill Road, sighted July 2018
19 New Zealand Herald 7 April 1931, p.3
20 New Zealand Herald 25 May 1934, p.10
21 New Zealand Herald 5 October 1932, p.4
22 https://www.stuff.co.nz/life-style/home-property/67223841/hillpark-seeks-special-character-overlay, sighted June 2018
David Nathan Park and Homestead

Strategic Business Plan
2016 – 2026

Auckland Council – Community Services Division (March 2016)
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David Nathan Park and Homestead Strategic Business Plan | 3
1 Introduction

This document is a strategic business plan for David Nathan Park and Homestead. It has been prepared following a review of user, stakeholder, community and local board feedback undertaken in late 2014 and 2015.

A council-led steering group and dedicated project team have prepared the plan. The process has included input from council staff, current users, key stakeholders, the neighbouring community and local board through surveys, meetings, workshops and drop-in sessions.

This plan provides background information on the site, assets, customers and residents, and sets out the strategic context in which David Nathan Park and Homestead operates. The plan then communicates the site’s vision, mission, objectives, and priorities, as well as the actions over the next 10 years that will be taken to achieve them.

1.1 Scope of this plan

The scope of this business plan includes:

- all public spaces, buildings and structures within the site
- all operational services and programmes offered at the site
- all community outreach activities undertaken by Parks, Leisure and Arts and Culture staff
- all relationship management activities between the facility, site and stakeholders
- all asset planning management (incl. maintenance, renewals, capital builds)

1.2 Information and feedback used

The development of this plan included the review and analysis of the following research, consultation and feedback sources:

- Annual arts and culture visitor and participation survey data
- All homestead visitor and attendee statistics (e.g. annual facility visitors, audience numbers and programme participants figures)
- Demographic profile information for the Manurewa Local Board area
- On-line and hard copy surveys relating to the park, the homestead, and leisure and arts offerings
- Findings from previous arts and culture reports by Visitor Solutions and Tattico
- Information provided by the Community Policy and Social Unit Feedback and information from staff planning workshops
- Feedback gathered from a stakeholder workshop and community drop-in day
- Feedback from mana whenua iwi
- Local board direction and input.
2 Background

This section contains background information on David Nathan Park and Homestead, and current data regarding services and usage.

2.1 David Nathan Park

Mr David Lawrence Nathan was born in Auckland in 1882. In 1910, Mr Nathan bought 100 acres of land on Hill Road as the site for a family summer home. In the 1920’s, Mr Nathan bought another 120 acres on the northern boundary of the original property, which extended the farm from Hill Road to Orams Road.

In 1932, the family bought (from the Auckland Hospital Board) about 100 acres on its eastern boundary, which extended the farm to be around 300 acres. When the Southern Motorway was planned, the Nathan family cut the farm into two parts as the motorway would pass through the middle of the farm between the old Manurewa Borough and the Manukau County.

The original motorway plan didn’t have provision of access to Manurewa, so the Nathan family offered extra land to the government in exchange for an off-ramp. As the rates burden was increasing, the family decided to subdivide the land. To meet reserve contribution requirements of the land subdivision, the family offered the Homestead and 12 acres of garden and bush to the Manurewa Borough Council for community use. In 1964 the Manurewa Borough Council acquired the land and David Nathan Park was officially formed. Later on, the Nathan family sold part of the eastern side of the motorway land to the Auckland Regional Authority to form the Auckland Botanic Gardens.

David Nathan Park is currently 5 hectares of bush, lawns, playgrounds and gardens located in the Hill Park suburb of Manurewa, owned and operated by Auckland Council. Members of the Nathan family still reside in Manurewa (and wider Auckland), and have a keen interest in the Park and Homestead.

David Nathan Park is of cultural significance to Te Ākitai Waiohua as land in the Manurewa and Manukau region was historically 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. The land was lost to them in a transaction with the Crown in 1842, known as the Papakura block. David Nathan Park is on the border of this block. This sale was the first official land transaction in the Manukau area and the first deal between Te Ākitai Waiohua and the Crown.
Recommendations relating to the treatment and development of David Nathan Park are included in a Landscape Review report, and recommendations from this report are included in section 12 – Action Plan.

2.2 Nathan Homestead

In 1910, Mr Nathan built a bungalow, “The Hill”, as a family summer home on his land parcel on Hill Road. In the 1920’s the house was extended and a second storey was added to accommodate the growing family. The house caught fire in December 1923 and was destroyed in 30 minutes.

Mr D B Paterson was chosen as the architect to build a new grand brick house (for fear of another fire) to replace the extended bungalow. The design of the building is Basque in concept, a European style greatly admired by the Nathan family. The new house took two years to build, with the family moving back in during 1925. The water tower to the east of the Homestead was added at the time of the rebuild to provide extra water storage.

The Homestead was used as council administration buildings from 1965 to 1976, at which time council headquarters were moved to Manukau City Centre. A public meeting was held and submissions called for to determine the future use of the building. After careful consideration, the Manukau City Council decided to develop the concept of a community and cultural centre.

In early 1978, restoration work began on the building, and since then the Homestead has been used for arts and community activities, childcare, and private and public events.

The Homestead (and its ancillary buildings) is owned and operated by Auckland Council and includes:

- Arts and culture spaces (used for pottery, exhibitions, visual arts classes, jewellery making etc)
- Community spaces (used for local organisations such as the Rock and Mineral Club)
- A childcare facility
- General rooms / spaces for hire
- A small café
- A performing arts space / theatre
2.3 Historic and Cultural Protection
Nathan Homestead is identified within Appendix 9 – Schedule of Significant Historic Heritage Places in the Proposed Auckland Unitary Plan (PAUP) as a Category A Significant Historic Heritage Place. Reasons for scheduling are due to the following known heritage values:

a) historical;
b) social;
c) physical attributes;
d) aesthetic; and
e) its context.

The Homestead sits within a historic heritage overlay in the PAUP known as a Historic Heritage Extent of Place (shown as a purple cross-hatched area below). Land, buildings and certain vegetation (such as trees falling) within the Extent of Place boundary are subject to regulatory controls. This means that demolition, relocation, certain maintenance and repairs, new buildings and structures, works, modifications, signs or activities including earthworks would normally need prior resource consent. These controls are highlighted in Activity Tables under Part 3 - Regional and District Rules, Chapter J Overlay Rules, Section 2 – Historic Heritage of the PAUP, where works are classified into activity types, and the need for resource consent depending upon the nature of their expected effects against the Activity Tables.
The aerial photograph below shows the specifically identified parts of the site which have an entry on the Cultural Heritage Inventory in the PAUP, though this is not the limit of where these controls apply.

The Homestead is also scheduled as a Group 1 building in Section 6- (Heritage) of the City of Auckland Operative District Plan (Manukau Section) 2002 under the following evaluation criteria:

a) historical;
b) importance to the community;
c) aesthetic appeal;
d) architectural and use;
e) integrity;
f) setting; and
g) cultural heritage value for present and future generations.

Section 6 also sets out activities involving works, modifications or alterations to these ‘Scheduled Heritage Resources’ which need resource consent. When considering resource consenting requirements, Auckland Council’s resource consent team will reference both the City of Auckland Operative District Plan (Manukau Section) 2002 and the Proposed Auckland Unitary Plan (PAUP).
2.4 Asset and Planning Information

Community Facilities Network Plan (2014)

The Community Facilities Network Plan classifies Nathan Homestead as a Local Arts and Culture Facility as it serves a local geographic area and is accessible within a certain walking or driving distance. The plan recommends that improvements to Nathan Homestead need to be investigated and earthquake strengthening of the building needs to be addressed. Both recommendations are of high priority.

Community Facilities SAMP (2015-2025)

There is no information/research results specific to Nathan Homestead in the Community Facilities Strategic Asset Management Plan.

Open Space SAMP (2015-2025)

There is no information/research results specific to David Nathan Park in the 2015 Open Spaces Strategic Asset Management Plan. However, one of the projects mentioned in the plan could potentially affect Nathan Homestead and David Nathan Park.

At the time the Open Space SAMP 2015 was produced, there was only one identified asset to be disposed of. “The NZTA proposes to widen the southern motorway in Manurewa, in the vicinity of the Botanic Garden. The proposal requires the construction of a centralised treatment facility and recommends locating the facility on a portion of approximately 2400m2 within the boundary of the Gardens. This area has little functional value to the Gardens as it is effectively separated from the Gardens by existing noise bunds. NZTA would prefer to own the land so that it has unrestricted access for maintenance purposes and the works will be carried out at NZTA’s cost.” (Open Space SAMP 2015, pp.58-59)

Earthquake and Strengthening Programme

Nathan Homestead has been identified as “potentially earthquake prone” due to its age and construction so it is on the list to have a detailed seismic assessment within the next two years.

While this assessment work is taking place, the Community Facilities Department is developing a prioritisation process for any future capital and opex investment secured through the LTP. Prioritisation will be primarily based on Strategic Asset Management Plans and the Community Facilities Network Plan.
Draft Nathan Homestead Conservation Plan (2013)

The Draft Nathan Homestead Conservation Plan identifies Nathan Homestead as having the following levels of significance as defined in the Unitary Plan:

- **Historical:** Extent to which the place reflects important or representative aspects of national, regional or local history, or is associated with important events, persons, groups of people or ideas or early period of settlement within New Zealand, the region or locality.
- **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.
- **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 New Zealand, the region, or locality.
- **Technology:** The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.
- **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.
- **Visual:** The place is notable or distinctive for its aesthetic, visual, or landmark qualities.
- **Context:** The place contributes to or is associated with a wider historical and cultural context, streetscape, townscape, landscape or setting.

The report notes that a full assessment of the significance to mana whenua has not been undertaken.¹

The following are the most relevant conservation policies relative to Nathan Homestead listed in the Conservation Plan:

- **General policy:** The conservation plan for Nathan Homestead should be updated regularly. This should occur as changes in use occur, or as any work to the building is carried out that does not fit the category of maintenance.
- **Use:** If the homestead ceases to be useful as a community arts facility then a new use should be found for it through a process of adaptive reuse.
- **Revealing and retaining significance:** Original fabric should remain where it is present and intact as further losses of original fabric will reduce the significance of the Nathan Homestead.
- **Statutory requirements:** Any work to the building must meet the requirements of the Building Act 2004, of the Resource Management Act, of the Auckland

¹ See the David Nathan Park Landscape Review section for the results of iwi consultation.

- **Good practice:**
  - Any repairs or restoration of building fabric should match the fabric, and should be similar in quality and standard of workmanship to the original work.
  - Designers, technical advisors and tradesmen should have experience of working on heritage buildings. (Nathan Homestead Conservation Plan 2013, pp.32-35).

**David Nathan Park Landscape Review (2014)**

The legal description of the land is Lot 148 DP 51561 and it is vested under the Reserves Act 1977. Neither the homestead nor the landscape are registered with the New Zealand Historic Places Trust.

David Nathan Park is of high significance to Te Ākitai Waiohua because they historically have used that land for fishing, travel, occupation and cultivation. The following are the most relevant iwi considerations:

- Preference should be given to native and eco-sourced vegetation and other ‘productive species’. The species supported by the iwi are listed on p.31 of the Landscape Review
- That all natural water resources are not adversely impacted upon and are subjected to riparian planting requirements.
- That Pou Tohu and other cultural markers are provided for to acknowledge Te Ākitai Waiohua’s ancestral affiliation and allow them to realign their ancestral linkages to the area.
- Provisions should be made for karakia before any earth/water works proceed.
- Te Ākitai Waiohua wish to be part of the decision making in regards to the final outcomes of David Nathan Park moving forward.

Relevant overall site development and usage, trees, vegetation, and operations and management recommendations include:

- The entire site should be reviewed from a CPTED perspective with a view to opening up sight lines 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.
- The Landscape Review document lists species of trees and vegetation that should be planted and protected and one of those is a pest and should be removed (pp.32, 33).
- The rock garden should be retained and enhanced.
- Maintenance works should be undertaken in relation to the tennis court.

Manurewa Town Centre Project Options (2014)

A potential project for the Manurewa Town Centre is the creation of a pedestrian/cycle link to connect the Manurewa Town Centre with David Nathan Park and Homestead and the Auckland Botanic Gardens. The aim would be to enhance accessibility to and maximise the use of the facility and the gardens.

Deed of Trust

David Nathan Park remains held in fee simple by the Auckland Council as an unclassified public reserve, and in terms of Section 16 (6) of the Reserves Act 1977, must be administered by the council as a public reserve until the property has been classified for a reserve purpose by the council by way of a resolution in terms of its powers held under Section 16 (2A) of the same Act.

2.5 Demographic Information

Population

The population in the Manurewa Local Board area is expected to grow slightly between now and 2036, then stabilise.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 (current)</td>
<td>80-90,000</td>
</tr>
<tr>
<td>2026 (projection)</td>
<td>90-95,000</td>
</tr>
<tr>
<td>2036 (projection)</td>
<td>95-100,000</td>
</tr>
<tr>
<td>2046 (projection)</td>
<td>95-100,000</td>
</tr>
</tbody>
</table>

Age

The Manurewa Local Board area is projected to have an increasing population over the age of 65 from now until 2046.

<table>
<thead>
<tr>
<th>Age</th>
<th>Range between 2016 and 2046</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-14 years</td>
<td>27% to 23%</td>
<td>Slight reduction</td>
</tr>
<tr>
<td>15-39 years</td>
<td>37% to 33%</td>
<td>Slight reduction</td>
</tr>
<tr>
<td>40-64 years</td>
<td>26% to 28%</td>
<td>Stable</td>
</tr>
<tr>
<td>65+ years</td>
<td>8% to 17%</td>
<td>Increasing</td>
</tr>
</tbody>
</table>
Ethnicity

The Manurewa Local Board area is projected to have an increasing Maori and Pacific population from now until 2046.

<table>
<thead>
<tr>
<th></th>
<th>Range between 2016 and 2046</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>European &amp; Other</td>
<td>37% to 17%</td>
<td>Significant reduction</td>
</tr>
<tr>
<td>Maori</td>
<td>25% to 33%</td>
<td>Increasing</td>
</tr>
<tr>
<td>Pacific</td>
<td>34% to 63%</td>
<td>Significant increase</td>
</tr>
<tr>
<td>Asian</td>
<td>21% to 18%</td>
<td>Stable</td>
</tr>
</tbody>
</table>

2.6 Service and Utilisation Data

Park and Grounds

The Parks, Sport and Recreation Department does not routinely collect visitation or utilisation data. Past records show that David Nathan Park was formerly booked 14 times in 2012/13 for events, and 35 times in 2013/14.

A recent community survey on David Nathan Park did however indicate that of the 117 respondents, 99% had visited the Park, with over 60% visiting once a week or more. The park is mainly used for walking, attending event, access to the playground, enjoying the environment, and relaxing and socialising. 96% of respondents walked to the park, indicating they are local residents.

Nathan Homestead

Visitors to Nathan Homestead average between 20-30,000 per annum. The overall visitor satisfaction result for the past three years was 76%, which is 5 basis points lower than the average for all other local arts and culture facilities in Auckland (81%).

Visitors are mainly coming to the facility to participate in a course or programme or view an exhibition. Approximately 80% are European females, principally coming from Manurewa and Papakura. They are generally (80%) aged over 35 (noting that children under 15 years of age are not surveyed).

Childcare Services

Kauri Kids (Early Childhood Education service) currently services 23 families, mainly from the local area. It is a small service that would ideally like to expand, but is limited by space.

Out of School Care and Recreation Programme (OSCAR) currently has 11 children enrolled, ranging up to 25 children at any one time.
Arts and Culture Services

Active participants in arts and culture activities at Nathan Homestead ranges between 4,800 and 6,200 per annum, with an additional 500-1,700 people attending performances. Most participants are European, female and over 35 years old (noting that children under 15 years of age are not surveyed). Participants are generally very satisfied (80+%) with the activities they participate in, but improvements could be made in how activities are priced for different audiences and in promoting and marketing what is on offer.

2.7 Customer Feedback (2014 and 2015)

Current Customer/User Feedback

David Nathan Park is a tranquil, peaceful and beautiful local park. It isn’t overly busy, is a great place for neighbours to get together, and has well-presented gardens and a great native bush area. There could be more activities in the park, better signage about the history of the site, and more places for walking, sitting and socialising.

The Homestead itself has a lot of potential and should be better maintained and improved. There needs to be more promotion of what is on offer and better signage at the street entrances and throughout the site. A better café, open more often and for longer, would be a great improvement for the facility. There needs to be an increased variety of activities on offer, especially on the weekends. It would be beneficial to move the gallery downstairs as it is currently not accessible for all people.

Stakeholder and Community Feedback

The whole site is a treasured community place for local people; a natural oasis and retreat. The site could be improved with some maintenance and general asset improvements, but a full heritage restoration isn’t needed. More activations throughout the site (building and grounds) would be good, attracting people of all ages, especially families and young people. The history and heritage features are highly valued, and more should be done around story-telling and interpretation. A better, high quality café connected to the outdoors was mentioned by nearly all stakeholders and community members.

Staff Feedback

David Nathan Park and Homestead should be a local community ‘lifestyle’ place, with a strong focus on children, young people and families, arts and culture, and heritage storytelling. There is a risk with the proposed removal of the childcare services, as the children add all-day vibrancy and it is a valued local service. There are opportunities for strong community and sector partnerships, and the site should be used to host and profile regional events and programmes (such as Matariki,
Environment Day, Youth Week etc). It was agreed by all that the café offering needed to be improved.

Local Board Feedback

The Manurewa Local Board is hugely supportive of David Nathan Park and Homestead and the role it plays for the Manurewa community. The local board are investing $570,000 in capital renewals for the Homestead in 2016 and 2017, to ensure the facility is fit-for-purpose.

Looking to the future, the local board are keen to see the current Childcare Services (Kauri Kids and OSCAR) moved from the site so that the facility can be fully utilised for creative and community activities. This proposal will be investigated by staff over the next few years.

The board also strongly support that the site is a place for local people first-and-foremost, and have aspirations to build it into a south Auckland destination for specific significant events and celebrations. They are keen to see the creative offerings stay as the focus for the Homestead, while providing some space and the grounds for community activities and events. There is no plan for the site to be commercialised in any way, but the board is keen to ensure the site makes some revenue that can be re-invested into more activities and events.
3 Strategic Context

This section briefly sets out the strategic context for facility operations, including a summary of the relevant Auckland Plan, Arts and Culture Strategic Action Plan and Local Board Plan priorities and provisions.

3.1 Auckland Plan
The following is a summary of the relevant provisions of the Auckland Plan that were considered in the development of this business plan.

**MAYOR’S VISION**
To become the world’s most liveable city.

**AUCKLAND PLAN – OUTCOMES**
1. A culturally rich and creative Auckland
2. A Maori identity that is Auckland’s point of difference in the world
3. A beautiful Auckland this is loved by its people
4. An Auckland of prosperity and opportunity

**AUCKLAND PLAN - ARTS AND CULTURE STRATEGIC DIRECTION**
Integrate arts and culture into the everyday lives of Aucklanders.

**AUCKLAND PLAN – ENVIRONMENT STRATEGIC DIRECTION**
Acknowledge that nature and people are inseparable.

**AUCKLAND PLAN – HISTORIC HERITAGE STRATEGIC DIRECTION**
Protect and conserve Auckland’s historic heritage for the benefit and enjoyment of present and future generations.
3.2 Toi Whītiki Arts and Culture Strategic Action Plan
The following are the goals of the recently prepared Toi Whītiki Arts and Culture Strategic Action Plan for Auckland, a regional document developed from a broad, whole of sector perspective:

1. All Aucklanders can access and participate in arts and culture; “I can have a creative experience any time of the week.”

2. Auckland values and invests in arts and culture: “Auckland has world class arts and culture.”

3. A network of vibrant arts and culture organisations and facilities: “It’s easy for me to experience arts and culture in every part of Auckland.”

4. Arts and culture are intrinsic to Auckland’s place making: “Creative people are designing our city.”

5. Auckland celebrates a unique cultural identity: “Auckland celebrates its many cultures.”

6. Auckland has a robust and flourishing creative economy: “Auckland is a place where creative people want to be.”
3.3 Manurewa Local Board Plan
The following is a summary of the vision, objectives and priorities relevant to arts and culture as drawn from the Manurewa Local Board Plan 2014-2017. These objectives and priorities are considered of high relevance to this plan. Every opportunity to support and align to these objectives and initiatives has been incorporated into Nathan Homestead’s own vision, mission, objectives and actions.

Vision: Creating the world’s most liveable city at the local level.

Outcomes:
1. Spaces and places that people use and enjoy: We have lots of opportunities for sporting, leisure, creative and community activity on our doorstep.
2. All people are valued and encouraged: People feel welcome and safe here. They enjoy being part of our community, helping and supporting each other.
3. Our natural heritage and resources are preserved and nurtured for future generations: We enjoy attractive bush, stream and harbour environments that are healthy and free from litter and pollution.

Relevant Objectives:
- Ensure there are places to gather, play and create that support people’s needs
- There are opportunities for artistic and cultural pursuits
- Local heritage sites are recognised and protected
- Our freshwater streams, bush areas and wildlife habitats are restored and protected

Key Initiatives:
- Restore Nathan Homestead as a community arts and function centre
- Build a new performance arts centre for Manurewa
- Develop new events that celebrate who we are
- Progress community planting projects
- Work with mana whenua to identify significant heritage sites
4 Vision for David Nathan Park and Homestead

The new vision for David Nathan Park and Homestead aligns to the key outcomes and objectives of the Local Board Plan:

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.
5 Mission Statement

The mission statement sets out how David Nathan Park and Homestead will deliver on the vision, explaining its purpose, contribution and activities:

The primary purpose of David Nathan Park and Homestead is to provide a place where local people can gather, play, learn and be inspired. This is achieved by providing a premier park and natural environment, delivering and enabling exhibitions, creative activities and community events, conserving the heritage features throughout the site, and offering a high-quality café.
6 Objectives

The objectives state how David Nathan Park and Homestead will deliver on its mission. They provide direction for taking action, developing programmes and activities and measuring progress.

1. To create an inviting, inclusive and enjoyable place for local people of all ages
2. To maintain David Nathan Park as a premier park and protect the natural and passive recreation values of the site
3. To increase the local communities’ access to and participation in community events and creative activities, with a specific focus on families and young people
4. To promote Nathan Homestead as a place for local people and in the future, an outstanding destination in south Auckland
5. To build strong local partnerships and to enable and support development of community connections
6. To provide fit-for-purpose spaces for exhibitions, arts education, performing arts, creative making and community use
7. To establish and promote the buildings and grounds as an attractive venue for hire and for community use
8. To conserve the heritage building and heritage and cultural site features, and start telling the story of the site and its people
9. To support improved connectivity with the Auckland Botanic Gardens, other local parks and the Manurewa Town Centre
10. To provide a high-quality café experience connected to the gardens and outdoor environment
11. To operate efficiently, effectively, and in a sustainable manner.
7 Operating Model

7.1 Governance
David Nathan Park and Homestead are council owned and operated assets. The Manurewa Local Board provides governance oversight, while the operational activities are managed by the Parks, Sport and Recreation Department and the Arts and Culture Unit.

7.2 Partnerships and Relationships
Formal partnership arrangements with external organisations provide benefits to both the council and the partner. Council benefits can include: specialised/targeted programming at no or low cost; professional development for local participants; forming links between industries/sectors and the local community. Partner benefits can include: free space hire; local targeted promotions and connections to new audiences; and support from local experts. In formal partnerships council is the host and provides free space and promotion. In return, the partner covers all production and delivery costs.

David Nathan Park and Homestead currently has no formalised partnerships, but future partnerships are being scoped and researched. Partnerships will be formalised as part of implementing this business plan.

Members of the Nathan family still reside in Manurewa (and wider Auckland) and have a special relationship with, and keen interest in the Park and Homestead. This business plan recognises the important role the family plays in acknowledging and celebrating the history of the site by ensuring they are involved in annual planning processes.

7.3 People Resourcing
David Nathan Park is managed by the Community Facilities department, while the Parks Advisor for Manurewa Local Board area provides strategic advice on the operation and development of the park. Additional support is provided by the Specialist and Programmes team who deliver the Out and About Programme on parks.

The Kauri Kids Childcare Service has the following on-site and support staff:

- 1.0 FTE Head Teacher
- 1.75 FTE Early Childhood Educators
- Casual Teaching Assistants
The OSCAR Programme has the following on-site and support staff:

- 0.62 FTE Lead Recreation Assistant
- 0.75 FTE Recreation Assistants
- Casual Recreation Assistants

The Arts and Culture services provided at Nathan Homestead has the following on-site staff resources:

- 0.5 FTE Facility Manager
- 1.0 FTE Facility Coordinator
- 2.0 FTE Facility Administrators
- 0.5 FTE Programmes and Outreach Coordinator

The Arts and Culture services are also supported by the following technical staff:

- Arts and Culture Programmers (visual arts and performing arts experts)
- Exhibition Production Coordinators
- Arts and Culture Content Coordinator
- Arts and Culture Advisor (South)
- Arts and Culture Business Manager
- Marketing and Publicity Specialists

7.4 Financial Resourcing

The following is the annual operating budget for utilities, maintenance and renewals for Nathan Homestead.

- Annual opex (utilities and maintenance) – $151,000 [Asset Based Service rates funding]
- On-going capital Renewals – approx. $18,000 per annum

The Parks Department operating budget for David Nathan Park is approximately $120-150,000 per annum for gardens and parks general maintenance (Local Board funding). Capital renewals budgets are prioritised annually based on asset
management plans and the capital development budget is set via the LTP based on prioritised growth areas across the region.

The following is the operating budget and revenue targets for childcare services for 2015/16.

<table>
<thead>
<tr>
<th>KAURI KIDS BUDGET</th>
<th>ACTIVITY</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue [$306,000]</td>
<td>Fees and Charges</td>
<td>$28,000</td>
<td>Enrolment charges</td>
</tr>
<tr>
<td></td>
<td>Grants and Subsidies</td>
<td>$278,000</td>
<td>Ministry of Education</td>
</tr>
<tr>
<td>Expenditure [$129,000]</td>
<td>Staff costs</td>
<td>$124,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Materials and Expenses</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>Net Total = 177,000 profit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OSCAR BUDGET</th>
<th>ACTIVITY</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue [$71,950]</td>
<td>Entrance Fees</td>
<td>$61,700</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Central Government Grant</td>
<td>$10,250</td>
<td>Ministry of Education</td>
</tr>
<tr>
<td>Expenditure [$26,050]</td>
<td>Salaries</td>
<td>$26,250</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Materials Expense</td>
<td>$800</td>
<td></td>
</tr>
<tr>
<td>Net Total = $45,900 profit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The following is the operating budget and revenue targets for the arts, culture and general hire activities for 2015/2016.

<table>
<thead>
<tr>
<th>BUDGET</th>
<th>ACTIVITY</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue [$170,000]</td>
<td>Entrance Fees</td>
<td>$124,000</td>
<td>Classes, courses, workshops, programme fees</td>
</tr>
<tr>
<td></td>
<td>Venue Hire</td>
<td>$30,000</td>
<td>General hire</td>
</tr>
<tr>
<td></td>
<td>Central Government Grant</td>
<td>$16,000</td>
<td>Ministry of Social Development for school holiday programme</td>
</tr>
<tr>
<td>Expenditure [$333,924]</td>
<td>Salaries</td>
<td>$176,200</td>
<td>Facility-based staff</td>
</tr>
<tr>
<td></td>
<td>Facility Operations</td>
<td>$16,300</td>
<td>Stationary, IT, printing etc</td>
</tr>
<tr>
<td></td>
<td>Exhibitions</td>
<td>$3,700</td>
<td>Install expenses only</td>
</tr>
<tr>
<td></td>
<td>Programme Delivery</td>
<td>$127,000</td>
<td>Includes budget for tutors and programme delivery 'staffing'</td>
</tr>
<tr>
<td></td>
<td>Annual Projects</td>
<td>$10,724</td>
<td>Annual business plan initiatives</td>
</tr>
<tr>
<td>Net total = $163,924 (local board funding)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
As can be seen from the data provided above, the services provided at Nathan Homestead do provide income streams that contribute to the operational funding of the park and facility. The revenue does not however cover all costs, so the site is subsidised by rates.
### 7.5 Risks and Mitigation

<table>
<thead>
<tr>
<th>Risk</th>
<th>Mitigation Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve classification project is delayed or stopped, impacting the ability to implement a new café lease</td>
<td>Strong project management oversight</td>
</tr>
<tr>
<td>Regulatory restrictions relating to heritage and cultural features limits the development and improvement of the site</td>
<td>Comprehensive forward planning in partnerships with council’s Heritage Team</td>
</tr>
<tr>
<td>Limited availability of funding to implement significant improvements (capex and opex)</td>
<td>Comprehensive forward planning in partnership with council’s Community Facilities Department</td>
</tr>
<tr>
<td>Average personal and household incomes in the local board area are low, potentially impacting on people’s ability to pay for activities</td>
<td>Ensure a mixed-price point model is implemented</td>
</tr>
<tr>
<td>General hire fees are too expensive for local market, potentially compromising the ability to attract additional business</td>
<td>Ensure fees and charges are set relative to market affordability</td>
</tr>
<tr>
<td>Property maintenance is not timely, consistent or responsive to business needs</td>
<td>Ensure service level agreements are in place and clearly understood by all parties</td>
</tr>
<tr>
<td>Possible reduction in revenue if physical and amenity improvements are not made</td>
<td>Prioritise renewals and improvement works through the local board annual planning and budgeting processes</td>
</tr>
<tr>
<td>Impact on revenue if childcare numbers do not meet budget expectations.</td>
<td>Have changed offerings and numbers are again on the rise.</td>
</tr>
</tbody>
</table>
8 Key Services

David Nathan Park has the following operational services:

- Bush area and plant identification trail
- Grounds and garden
- Playground
- Tennis court
- Croquet lawn
- Walking trail

Nathan Homestead provides the following operational services:

- Kauri Kids Childcare Services
- The Out of School Care and Recreation Programme (OSCAR)
- Gallery exhibitions and related programmes and events
- Creative classes, workshops and activities
- Performing arts programmes and space for hire
- General facility hire
- Community events and outreach initiatives
- Advisory and mentoring services for local visual artists; and
- A café.
## 9 Key Performance Measures and Targets

The following are the key performance measures and 3-year targets for David Nathan Park and Homestead:

<table>
<thead>
<tr>
<th>Measure</th>
<th>Baseline</th>
<th>2015/16</th>
<th>2016/17</th>
<th>2017/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility visitor numbers</td>
<td>21,000</td>
<td>22,000</td>
<td>25,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Facility visitor % by location:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Local Board area</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>80%</td>
</tr>
<tr>
<td>• Rest of Auckland</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>19%</td>
</tr>
<tr>
<td>• Other (national/international)</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>1%</td>
</tr>
<tr>
<td>Facility visitor % by ethnicity:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Māori</td>
<td>12%*</td>
<td>16%</td>
<td>20%</td>
<td>25%**</td>
</tr>
<tr>
<td>• Pacific Island</td>
<td>9%*</td>
<td>17%</td>
<td>25%</td>
<td>33%**</td>
</tr>
<tr>
<td>• Asian</td>
<td>11%*</td>
<td>14%</td>
<td>17%</td>
<td>20%**</td>
</tr>
<tr>
<td>• European</td>
<td>63%*</td>
<td>50%</td>
<td>40%</td>
<td>32%**</td>
</tr>
<tr>
<td>• Other</td>
<td>18%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visitor satisfaction</td>
<td>83%*</td>
<td>85%</td>
<td>90%</td>
<td>92%</td>
</tr>
<tr>
<td>Creative programme participant numbers</td>
<td>5,000</td>
<td>5,000</td>
<td>5,500</td>
<td>6,500</td>
</tr>
<tr>
<td>Creative programme participant number by age:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Primary</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>17%**</td>
</tr>
<tr>
<td>• Secondary</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>14%**</td>
</tr>
<tr>
<td>• 18-24 years</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>8%**</td>
</tr>
<tr>
<td>• 24-45 years</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>26%**</td>
</tr>
<tr>
<td>• 45-60 years</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>17%**</td>
</tr>
<tr>
<td>• 60+ years</td>
<td>NA</td>
<td>NA</td>
<td>Set based on 15/16</td>
<td>15%**</td>
</tr>
<tr>
<td>Creative programme participant satisfaction</td>
<td>NA</td>
<td>NA</td>
<td>85%</td>
<td>90%</td>
</tr>
<tr>
<td>Parks – Event Bookings</td>
<td>25</td>
<td>25</td>
<td>30</td>
<td>35</td>
</tr>
<tr>
<td>OSCAR Enrolments</td>
<td>20</td>
<td>20</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Kauri Kids Enrolments</td>
<td>23</td>
<td>23</td>
<td>23</td>
<td>23</td>
</tr>
</tbody>
</table>

Utilisation rates:

- Annex building: Under development
- Homestead – Sky Room: Under development
- Homestead – Ground Floor Meeting Room: Under development

Positive media coverage:

- Local media: NA, NA, 4, 6
- Regional media: NA, NA, 1, 2

Budget targets met: NA, Met / Not Met, Met / Not Met, Met / Not Met

*Three-year average

**Based on 2013 Statistic New Zealand Projections
10 Priorities for 2016

This section outlines the priorities for 2016. These priorities have been derived as a result of a combination of local board, stakeholder, community and staff feedback. Refer also to section 12, which contains the full detailed action plan and accompanying appendices.

- Develop a ‘whole-of-site’ marketing and communications plan, including an agreed identity, brand and signage upgrade.
- Undertake fit-for-purpose renewals and capital works as agreed with the Manurewa Local Board
- Complete the David Nathan Park reserve classification project
- Implement café space improvements as agreed with the Manurewa Local Board and establish a new operational lease for café services
- Support the Rock and Mineral Club to move to its new premises in Papakura and then refurbish the vacated rooms as flexible use spaces
- Investigate revenue generating opportunities to off-set childcare service profit margins if the services are relocated or closed
- Undertake actions to obtain a Green Flag rating for David Nathan Park and implementing park/grounds improvements identified in the Landscape Review
- Further develop arts, culture, and events offerings through the site in response to changing community needs and demographics
- Develop Memorandums of Understanding with key community organisations and partners in order to activate the site and deliver on the new vision
- Complete the David Nathan Park and Homestead Heritage Conservation Plan
- Improve the overall customer experience throughout the site
## 11 Action Plan

The following is the Action Plan for 2016-2018. The action plan will be updated in 2018 to identify actions for the remaining 7 years of this Strategic Business Plan.

### Objective 1: To create an inviting, inclusive and enjoyable place for local people of all ages (customer service focus)

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve site accessibility and entrances to enhance the customer experience</td>
<td>Property Coordinator</td>
<td></td>
<td>For consideration as part of renewals and capital improvement decisions</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A&amp;C Facility Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parks Advisor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade all signage and way finding throughout the site (consider language/translation requirements), including:</td>
<td>A&amp;C Facility Manager</td>
<td>FY17</td>
<td>S10k: allocated from FY17 Arts Facility Renewals budget. Additional budget required - for consideration as part of LDI opex and capex</td>
<td>Local live to feed into signage and interpretation throughout the site</td>
</tr>
<tr>
<td>- main Hill Road signs</td>
<td>A&amp;C Business Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- install site way finding maps</td>
<td>Parks Advisor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- park and heritage information</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- internal directional and room naming and signage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- permanent location for event promotional signage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- weather proof noticeboards on Theatre and main building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve foyer customer area, including:</td>
<td>A&amp;C Facility Manager</td>
<td>30-Jun-16</td>
<td>Within existing resources and budget</td>
<td></td>
</tr>
<tr>
<td>- fresh flowers on desk</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- pot plants / plant hire</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- streaming music</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- customer information / noticeboards</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Review operating hours to align with customer demand</td>
<td>A&amp;C Facility Manager</td>
<td>30-Jun-16</td>
<td>Within existing staff resource and budget</td>
<td>Report to be drafted for LB consideration</td>
</tr>
<tr>
<td>Ensure cleaning and maintenance schedules are appropriate for the utilisation and needs of the facility</td>
<td>A&amp;C Facility Manager</td>
<td>Underway</td>
<td>Within existing resources and budget</td>
<td></td>
</tr>
<tr>
<td>Upgrade the heating, lighting and air conditioning systems to ensure a more comfortable visitor experience</td>
<td>Property Coordinator</td>
<td>FY17</td>
<td>FY17 Arts Facilities Renewals budget</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A&amp;C Facility Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Review current security services and implement recommended changes (cameras, patrols etc)</td>
<td>Community Facilities</td>
<td>30-Jun-16</td>
<td>Within existing staff resource and budget</td>
<td></td>
</tr>
<tr>
<td>Department</td>
<td>A&amp;C Facility Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Install new artwork throughout the facility (from Auckland Council Collection, Sir James Wallace Collection, local artists, libraries historic photos)</td>
<td>A&amp;C Programmer</td>
<td>Underway</td>
<td>Within existing staff resource and budget</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A&amp;C Production Team</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A&amp;C Facility Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Objective 1: To create an inviting, inclusive and enjoyable place for local people of all ages (customer service focus)

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investigate the installation of a lift so that the first floor is accessible</td>
<td>Property Coordinator</td>
<td>TBC</td>
<td>For consideration as part of renewals and capital improvement decisions</td>
<td></td>
</tr>
</tbody>
</table>
## Objective 2: To maintain David Nathan Park as a premier park and protect the natural and passive recreation values of the site

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Obtain Green Flag rating for the park</td>
<td>Parks Advisor</td>
<td>TBC</td>
<td>Within existing staff resource, but budget required for reserve management plan development ($10k)</td>
<td>Dependent upon the development of a reserve management plan</td>
</tr>
<tr>
<td>Develop a holistic reserve management plan for David Nathan Park (and potentially neighbouring reserves).</td>
<td>Parks Department</td>
<td>TBC</td>
<td>Additional funding required ($10k)</td>
<td></td>
</tr>
<tr>
<td>Implement specific operational and site development actions from the Landscape Review.</td>
<td>Parks Advisor</td>
<td>On-going</td>
<td>Within existing resources and budgets as available</td>
<td></td>
</tr>
<tr>
<td>• Crushed shell removal (2016)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Boundary planting cut back (FY18)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Herbaceous plants (on-going)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Rock garden enhancement (2016)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Brick wall pillar pot plants (2016-21)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Irrigation review (2017 to 2018)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop a whole-of-site entrance and public access plan, including recommended changes to the 2 Hill Road park entrances and whether the through road should be permanently open.</td>
<td>Parks Department</td>
<td>TBC</td>
<td>Additional funding required ($5K)</td>
<td></td>
</tr>
<tr>
<td>Notable trees within the site to be identified with interpretive signage - both in the garden and the bush</td>
<td>Parks Advisor</td>
<td>TBC</td>
<td>Additional funding required ($2K)</td>
<td></td>
</tr>
<tr>
<td>Repair brick walls, tennis court and tennis nets</td>
<td>Parks Advisor</td>
<td>2016</td>
<td>Underway as part of parks renewal programme</td>
<td>Current $100K</td>
</tr>
<tr>
<td>Create a tree trail or walking trail with information and as a way to explore the grounds</td>
<td>Parks Advisor</td>
<td>TBC</td>
<td>Additional funding required ($2K)</td>
<td>Tree identifiers are already on the trees in the bush area</td>
</tr>
<tr>
<td>Investigate the suitability and cost for new parks assets, including:</td>
<td>Parks Advisor</td>
<td>TBC</td>
<td>Cost estimates to be developed and discussed with the LB</td>
<td></td>
</tr>
<tr>
<td>- drinking fountain</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- bandstand</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PLAYGROUND IMPROVEMENTS:</td>
<td>Parks Advisor</td>
<td>2026</td>
<td>Scheduled renewal is 10 years away. Local Board could fund earlier from LDI capex ($60k)</td>
<td></td>
</tr>
<tr>
<td>- A 'story-rich' playground (differentiating it from the more physical/traditional ideas of playground at Totara Park etc)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A bespoke naturalised play space that is designed incorporating history &amp; characteristics of the site. No fence as it should blend in to the surrounds &amp; be highly interpretive to inspire imaginative play. All ages to enjoy.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undertake pest management - pest animals and pest plants in the bush area</td>
<td>Parks Advisor</td>
<td>On-going</td>
<td>Within existing resources and budgets</td>
<td></td>
</tr>
</tbody>
</table>
### Objective 2: To maintain David Nathan Park as a premier park and protect the natural and passive recreation values of the site

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources Needed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a park brochure to encourage more people to go on bush walks and have picnics at the park.</td>
<td>Parks Advisor Communications and Marketing Team A&amp;C Business Manager</td>
<td>2018</td>
<td>Within existing resources and budgets</td>
<td>Ensure any new collateral produced uses any new approved brand/identity</td>
</tr>
<tr>
<td>Resurface driveway and remove or find a new design solution for the parking bumpers outside the main building.</td>
<td>Parks Advisor</td>
<td>2021</td>
<td>$80k existing renewals budget</td>
<td></td>
</tr>
</tbody>
</table>
### Objective 3: To Increase the local communities' access to and participation in community events and creative activities, with a specific focus on families and young people

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop and implement a whole-of-site Community Engagement and Outreach Plan, including:</td>
<td>A&amp;C Facility Manager</td>
<td>2016</td>
<td>Development can be done within existing budget; some implementation actions may require additional funding</td>
<td></td>
</tr>
<tr>
<td>- assessment of affordability of programmes</td>
<td>Parks Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- identified MoU partnerships to activate the site</td>
<td>Leisure Representative</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- activation opportunities</td>
<td>A&amp;C Project Lead</td>
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<tr>
<td>- increasing visibility and awareness in the community through networking</td>
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<tr>
<td>Implement a mixed curatorial model for the Gallery of both ‘Call for Proposals’ and ‘Council Curated’ exhibitions, and expand the range of exhibitions to include more:</td>
<td>A&amp;C Programmer</td>
<td>TBC</td>
<td>Additional investment required $10,000</td>
<td>Current exhibition budget is $35k for technical production only (install).</td>
</tr>
<tr>
<td>- diversity, new, unknown, emerging, local, international, school children</td>
<td>A&amp;C Facility Manager</td>
<td></td>
<td></td>
<td>[Papakura Gallery has a $20k exhibition budget for install, artist fees, public programmes, openings, promotion]</td>
</tr>
<tr>
<td>Continue to offer a diverse arts and culture programme, with renewed focus on innovative and engaging creative offerings to connect with the local community. Including:</td>
<td>A&amp;C Programmer</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td>Potential to run an EDI process like Studio One</td>
</tr>
<tr>
<td>- increase focus on children, youth and family programming</td>
<td>A&amp;C Facility Manager</td>
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<tr>
<td>- refresh the school holiday programme with a targeted creative arts offering</td>
<td>Facility Coordinator</td>
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<tr>
<td>Establish baseline programming data and set generic programming ratios to ensure a balance of activities across different genres. Pilot new programme, agree on core programmes (based on customer demand and business need), and review annually.</td>
<td>A&amp;C Programmer</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td></td>
</tr>
<tr>
<td>Continue to implement the following events:</td>
<td>A&amp;C Programmer</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td></td>
</tr>
<tr>
<td>- Family Fun Day</td>
<td>A&amp;C Facility Manager</td>
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<tr>
<td>- Picnic in the Park</td>
<td>Parks Advisor</td>
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<tr>
<td>- Out and About Parks Programme activities</td>
<td>A&amp;C Project Lead</td>
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<tr>
<td>- Storytime</td>
<td>Leisure Representative</td>
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<tr>
<td>- Performing Arts Annual Performance</td>
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<tr>
<td>Work with the Council’s Event Unit to schedule regular offerings of:</td>
<td>A&amp;C Facility Manager</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td></td>
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<tr>
<td>- Music in Parks</td>
<td>Facility Coordinator</td>
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<tr>
<td>- Movies in Parks</td>
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<tr>
<td>- One-off community events</td>
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<tr>
<td>Develop a new signature events programme that could include:</td>
<td>A&amp;C Programmer</td>
<td>On-going</td>
<td>Additional investment required $20,000</td>
<td></td>
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<tr>
<td>- Cinema programme in the theatre or gardens</td>
<td>A&amp;C Facility Manager</td>
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<tr>
<td>- Matariki light-based event</td>
<td>Facility Coordinator</td>
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<tr>
<td>- Complementary event for the Botanic Garden’s Sculpture in the Gardens</td>
<td>Parks Advisor</td>
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</table>
### Objective 3: To increase the local communities’ access to and participation in community events and creative activities, with a specific focus on families and young people

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<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Actively identify other festivals or events that could be activated at Nathan Homestead, including: Lantern Festival, White Night, Diwali, Art in the Dark, Heritage Festival, World Environment Day, Children’s Day</td>
<td>A&amp;C Programmer, A&amp;C Facility Manager</td>
<td>On-going</td>
<td>Within existing staff resource and budget / LB are able to invest in additional events as part of their LDI allocation</td>
<td></td>
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<tr>
<td>Continuously improve the programme offerings for Kauri Kids and OSCAR in line with best practice industry standards</td>
<td>Leisure Department</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
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</table>
### Objective 4: To promote Nathan Homestead as a place for local people and in the future, an outstanding destination in south Auckland

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<th>Actions</th>
<th>Who</th>
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<th>Resources needed</th>
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<tbody>
<tr>
<td>Develop a new whole-of-site identity and brand</td>
<td>Mgr Business Strategy&lt;br&gt;A&amp;C Facility Manager&lt;br&gt;Parks Advisor&lt;br&gt;Senior Marketing Specialists</td>
<td>2016</td>
<td>Within existing staff resource and budget (potential partnership with MIT design students)</td>
<td>&quot;The Nathan&quot;? Ensure consultation with the Nathan Family, Parks and Leisure</td>
</tr>
<tr>
<td>Develop a whole-of-site Mar-Comms Plan. Including developing a much clearer 'arts &amp; culture' proposition; improved signage; standalone website; improved collateral (plus a 'what's on' monthly guide); community advertising and promotion; advertise the park more as a public space (new residents think it's private property); collaborative social media advertising through other local community organisations e.g. Auckland Botanical Gardens, MBCT, Auckland Libraries etc; local 'what's in your backyard' initiatives; cafe promotion; heritage information brochures; specific venue and event hire promotional collateral (i.e. for weddings, meeting venue, theatre/performance space, gardens etc)</td>
<td>Senior Marketing Specialists (A&amp;C and PSR)&lt;br&gt;Mgr Business Strategy&lt;br&gt;A&amp;C Facility Manager&lt;br&gt;Parks Officer&lt;br&gt;Leisure Representative&lt;br&gt;Heritage Team</td>
<td>2016</td>
<td>Within existing staff resource</td>
<td></td>
</tr>
<tr>
<td>Implement the whole-of-site Mar-Comms Plan</td>
<td>A&amp;C Facility Manager&lt;br&gt;Parks Advisor&lt;br&gt;Leisure Representative&lt;br&gt;Senior Marketing Specialists</td>
<td>2016/17 and on-going</td>
<td>Additional budget will be required for delivery (establishment budget, then ongoing implementation budget)</td>
<td></td>
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<tr>
<td>Establish 1-2 signature annual events on regular dates to build familiarity and profile</td>
<td>A&amp;C Programmer&lt;br&gt;A&amp;C Facility Manager&lt;br&gt;Parks Officer</td>
<td>TBC</td>
<td>Additional budget required (resource needs identified under Programming &amp; Outreach actions)</td>
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</table>
### Objective 4: To promote Nathan Homestead as a place for local people and in the future, an outstanding destination in south Auckland

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<th>Actions</th>
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</table>
| Develop a marketing plan to promote Nathan Homestead as an outstanding destination in south Auckland | Senior Marketing Specialists (A&C and PSR)  
Mgr Business Strategy  
A&C Facility Manager  
Parks Officer  
Leisure Representative  
ATEED / RFA | 2020 | Within existing C&E resources to develop; additional budget required to implement |
<table>
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<tr>
<th>Objective 5: To build strong local partnerships and to enable and support development of community connections</th>
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<tr>
<td><strong>Actions</strong></td>
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<tr>
<td>Develop MoUs/partnerships with key community organisations/club that can activate the facility in alignment with the strategic direction.</td>
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<tr>
<td>Meet with the Hill Park Resident Association annually to discuss forward planning</td>
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<tr>
<td>Meet with the Nathan Family annually to discuss forward planning</td>
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<tr>
<td>Continue to develop the local artist networking group by:</td>
</tr>
<tr>
<td>- coordinating monthly mentoring sessions</td>
</tr>
<tr>
<td>- identifying funding and networking opportunities</td>
</tr>
<tr>
<td>- providing advisory services and on-site drop-in sessions for artists and arts organisations</td>
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<tr>
<td>Investigate the establishment of artists residency programme in partnership with the Manurewa Artist Network</td>
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<tr>
<td>Work in partnership with Auckland Libraries to continue activating the site with Storytime initiatives and visits from the mobile library</td>
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<tr>
<td>Support the development of a performing arts charitable trust, governed by a small board.</td>
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<tr>
<td>Investigate the development of a ‘Friends of / Ambassadors / Advocates / Volunteers’ network to assist the development and growth of David Nathan Park and Homestead</td>
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</table>
Objective 6: To provide fit-for-purpose spaces for exhibitions, arts education, performing arts, creative making and community use.

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<tr>
<th>Actions</th>
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<tbody>
<tr>
<td>MAIN HOMESTEAD: Plan and implement amenity and functionality renewals and improvements including: painting, flooring, curtains, heating/cooling, lighting, toilet refurb, reconfiguration of staff spaces, communal kitchenettes, foyer upgrades, café upgrades</td>
<td>Property Coordinator; A&amp;C Facility Manager</td>
<td>On-going</td>
<td>FY16 and FY17 Art Facilities Renewals budget; Additional budget requests for consideration as part of LB capex budget decisions.</td>
<td></td>
</tr>
<tr>
<td>CHILDCARE SPACES: Plan and implement basic maintenance and health and safety renewals while the service is still operational at Nathan Homestead</td>
<td>Leisure Dept Rep; Property Coordinator</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td></td>
</tr>
<tr>
<td>ARTIST STUDIOS: Develop new artist studios in the garden shed (conversion)</td>
<td>Property Coordinator; A&amp;C Facility Manager</td>
<td>TBC</td>
<td>For consideration as part of LB capex budget decisions</td>
<td>Add approved items into the action plan</td>
</tr>
<tr>
<td>THEATRE &amp; ANNEX BUILDING: Support the Rock and Mineral Club to relocate from Nathan Homestead to a new site in Papakura, then make good the vacated rooms so they can be used as flexible spaces for hire and for performing arts and other creative programmes.</td>
<td>A&amp;C Facility Manager; Property Coordinator; A&amp;C Advisor</td>
<td>2016</td>
<td>Within existing staff resource and budget; Small renewals budget required to open-plan current rooms and add a retractable wall</td>
<td></td>
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<tr>
<td>Objective 7: To establish the buildings and grounds as an attractive venue for hire and for community use</td>
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<tr>
<td><strong>Actions</strong></td>
<td><strong>Who</strong></td>
<td><strong>When</strong></td>
<td><strong>Resources needed</strong></td>
<td><strong>Notes</strong></td>
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<tr>
<td>Upgrade all hire spaces with modern technology - projectors, screens, PA etc</td>
<td>A&amp;C Facility Manager</td>
<td>FY16</td>
<td>Regional Arts Assets Capex Budget (part of $50k commitment in FY16)</td>
<td></td>
</tr>
<tr>
<td>Upgrade the Sky Room and Ground Floor Meeting Room as main hire spaces</td>
<td>Property Coordinator</td>
<td>FY17</td>
<td>FY17 Arts Facilities Renewals Budget</td>
<td></td>
</tr>
<tr>
<td>Install free Wi-Fi throughout the building and in the park</td>
<td>IS Department Mgr Business Strategy</td>
<td>30-Jun-16</td>
<td>Within existing budget and resources</td>
<td>Business Case submitted to corporate IT team</td>
</tr>
<tr>
<td>Improve facilities and utilities to support wedding and event hire, including: - upgrade all tables and chairs in hire spaces - trolley for moving trellis tables - interlockable seating</td>
<td>A&amp;C Facility Manager</td>
<td>FY16</td>
<td>Regional Arts Assets Capex Budget (part of $50k commitment in FY16)</td>
<td></td>
</tr>
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</table>
## Objective 8: To conserve the heritage building and site features and start telling the story of the site and its people

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Complete the Nathan Homestead and David Nathan Park Conservation Plan</td>
<td>Built Heritage Team</td>
<td>30-Jun-16</td>
<td>Within existing budget and resources</td>
<td></td>
</tr>
<tr>
<td>Implement priority actions from the Conservation Plan</td>
<td>TBC</td>
<td>TBC</td>
<td>Additional budget will be required for some actions</td>
<td>The Nathan Family is supportive of the tower being made a significant feature.</td>
</tr>
<tr>
<td>Ensure key heritage features are protected or enhanced when physical works happen on the site and to the building, and any works are ‘sympathetic to the heritage’</td>
<td>A&amp;C Facility Manager Property Coordinator Parks Advisor</td>
<td>On-going</td>
<td>Within existing budget and resources</td>
<td></td>
</tr>
<tr>
<td>Develop a series of historic interpretation panels around the site (stories from the Nathan Family) as part of the overall site signage and way finding work.</td>
<td>A&amp;C Facility Manager Parks Advisor</td>
<td>TBC</td>
<td>Additional budget required for design, production and installation ($20k for contractor and )</td>
<td>Ensure this aligns to any new brand/identity developed for the site</td>
</tr>
<tr>
<td>Develop historic trees labelling and a simple guide</td>
<td>Parks Advisor Heritage Team</td>
<td>TBC</td>
<td>Additional budget required for design, production and installation ($10k for contractor and production)</td>
<td>Ensure this aligns to any new brand/identity developed for the site</td>
</tr>
<tr>
<td>Develop a standalone heritage guide that has information on the history of the Homestead, park and region.</td>
<td>Heritage Team</td>
<td>TBC</td>
<td>Additional budget for internal design studio and printing ($10k for contractor and production)</td>
<td>Ensure this aligns to any new brand/identity developed for the site</td>
</tr>
<tr>
<td>Develop a Heritage Day event to align with the annual Heritage Festival</td>
<td>A&amp;C Programmer A&amp;C Facility Manager Heritage Team</td>
<td>TBC</td>
<td>Additional funding required ($10k for outsourced development and delivery)</td>
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</tbody>
</table>
## Objective 9: To support improved connectivity with the Auckland Botanic Gardens, other local parks and the Manurewa Town Centre.

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<tr>
<th>Actions</th>
<th>Who</th>
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<th>Resources needed</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Attend regular Town Centre planning meetings</td>
<td>Arts &amp; Culture Advisor</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td>Already in progress</td>
</tr>
<tr>
<td>Contribute to local transport improvement projects</td>
<td>Arts &amp; Culture Advisor</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td>Already in progress</td>
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<tr>
<td></td>
<td>&amp; A&amp;C Facility Manager</td>
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<tr>
<td></td>
<td>Parks Advisor</td>
<td></td>
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<tr>
<td>Continue implementation of the Hill Park Bush Trail</td>
<td>Parks Advisor</td>
<td>On-going</td>
<td>Within existing staff resource and budget</td>
<td>Already in progress</td>
</tr>
<tr>
<td>Meet with the Auckland Botanic Gardens annually to do forward planning</td>
<td>A&amp;C Facility Manager</td>
<td>Annually (October)</td>
<td>Within existing staff resource and budget</td>
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<tr>
<td></td>
<td>Parks Officer</td>
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### Objective 18: To provide a high-quality café experience connected to the gardens and outdoor environment

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<th>Actions</th>
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<th>Resources needed</th>
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<tbody>
<tr>
<td>CHILDCARE: Plan for the relocation (or ceasing) of Kauri Kids and OSCAR so that the space can be utilised for a café and/or creative spaces. Additional revenue or budget is required to offset the childcare profits if the services are to be relocated or ceased.</td>
<td>Manager Leisure</td>
<td>2016-18</td>
<td>Leisure Department would require LDI open budget to plan and implement the approved changes.</td>
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<tr>
<td></td>
<td>A&amp;C Facility Manager</td>
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<tr>
<td></td>
<td>A&amp;C Business Manager</td>
<td></td>
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<tr>
<td>CAFE: Plan and implement improvements as per the agreed renewals and capital improvements schedule</td>
<td>Property Coordinator</td>
<td>FY17 (Option A)</td>
<td>Option A $30,000</td>
<td></td>
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<tr>
<td></td>
<td>A&amp;C Facility Manager</td>
<td></td>
<td>Option B $125,000</td>
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<td></td>
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<td></td>
<td>Option C $300,000</td>
<td></td>
</tr>
<tr>
<td>Establish new café lease, including new opening hours and service offering improvements</td>
<td>Mgr Facilities and Assets</td>
<td>2016</td>
<td>Within existing resources and budget</td>
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<tr>
<td>Objective 11: To operate efficiently, effectively, and in a sustainable manner</td>
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<td><strong>Actions</strong></td>
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<td><strong>When</strong></td>
<td><strong>Resources needed</strong></td>
<td><strong>Notes</strong></td>
</tr>
<tr>
<td>Confirm new reserve classification</td>
<td>Mgr Facilities and Assets</td>
<td>Underway</td>
<td>Within existing resources and budget</td>
<td></td>
</tr>
<tr>
<td>Continue to develop revenue generating opportunities.</td>
<td>Mgr Facilities and Assets</td>
<td>On-going</td>
<td>Within existing resources and budget</td>
<td></td>
</tr>
<tr>
<td>Review staff resourcing model to ensure it can deliver on new business plan, including:</td>
<td>Mgr Facilities and Assets</td>
<td>30-Jun-16</td>
<td>Within existing resources and budget</td>
<td>Write report for LB if change of hours is recommended</td>
</tr>
<tr>
<td>- more staff on site and better customer service</td>
<td>Mgr Business Strategy</td>
<td></td>
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<tr>
<td>- specify when a curator/programmer will be on-site</td>
<td>A&amp;C Facility Manager</td>
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<tr>
<td>- custodial staff required to service venue hire</td>
<td>Manager Local Parks</td>
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<tr>
<td>- relocating staff at an information kiosk, rather than a reception desk</td>
<td>Manager Leisure</td>
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<tr>
<td>Implement FY16 Arts Facility Renewals Work Programme, including:</td>
<td>Property Department</td>
<td>30-Jun-16</td>
<td>FY16 Art Facilities Renewals ($350,000) as approved by the Manurewa LB</td>
<td></td>
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<tr>
<td>- Install anchor points on the building/roof</td>
<td>A&amp;C Facility Manager</td>
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<tr>
<td>- Asbestos removal works</td>
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<td>- Roof renovations</td>
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<td>- Accessibility requirements</td>
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<td>- Fire compliance works</td>
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<tr>
<td>- Electrical and switchboard upgrades</td>
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<tr>
<td>- Upgrade waste disposal area</td>
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<tr>
<td>Implement FY17 Arts Facility Renewals Work Programme</td>
<td>Community Facilities Department</td>
<td>FY17</td>
<td>FY17 Art Facilities Renewals ($180,000) as approved by the Manurewa LB</td>
<td></td>
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<tr>
<td>- Entrance signage</td>
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<td>- Heating and Air Con</td>
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<tr>
<td>- Lighting</td>
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<tr>
<td>- Sky Room refurb</td>
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<tr>
<td>- Ground floor meeting room refurb</td>
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<tr>
<td>- Cafe refurbishment (Option A)</td>
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<tr>
<td>- Theatre refurbishment</td>
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<tr>
<td>Develop FY18-20 Arts Facility Renewals Work Programme</td>
<td>Community Facilities Department</td>
<td>2018</td>
<td>$18-20,000 per annum as provided for in the LTP</td>
<td></td>
</tr>
<tr>
<td>- Entrance signage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Heating and Air Con</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Sky Room refurb</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Ground floor meeting room refurb</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Cafe refurbishment (Option A)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Theatre refurbishment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Implement FY16 Parks Renewals Work Programme, including:</td>
<td>Community Facilities Department</td>
<td>30-Jun-16</td>
<td>Tennis Court Renewal - $63K</td>
<td></td>
</tr>
<tr>
<td>- Tennis Court renewal</td>
<td></td>
<td></td>
<td>Brick Wall renewal - $64K</td>
<td></td>
</tr>
<tr>
<td>- Brick Wall renewal</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
### Objective 11: To operate efficiently, effectively, and in a sustainable manner

<table>
<thead>
<tr>
<th>Actions</th>
<th>Who</th>
<th>When</th>
<th>Resources needed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement FY17 Parks Renewals Work Programme including:</td>
<td>Community Facilities Department</td>
<td>FY17</td>
<td>TBC</td>
<td></td>
</tr>
<tr>
<td>- Brick Wall Renewal</td>
<td>Parks Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Path Renewal (path running along south west side from the car park to the building)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop FY18-20 Parks Renewals Work Programme</td>
<td>Community Facilities Department</td>
<td>2016</td>
<td>TBC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parks Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Appendix One: Potential Renewals and Capital Works

### Homestead Option A (Basic Functionality Improvements)

<table>
<thead>
<tr>
<th>Item and Description</th>
<th>Benefits</th>
<th>Budget Estimate from Property Team</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Signage</td>
<td>Improved promotion and advertising.</td>
<td>10,000 - 50,000</td>
</tr>
<tr>
<td>Replace main Hill Road entrance sign structures and signage (update from MCC to Manurewa LB) - $50,000</td>
<td>Will signify to the community that the LB has made changes at David Nathan Park and Homestead based on their feedback</td>
<td></td>
</tr>
<tr>
<td>Keep main Hill Road entrance sign structures and just update current signage as best we can with stickers/decals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>Current lighting is sub-standard for facility use as venue for hire and creative spaces.</td>
<td>35,000</td>
</tr>
<tr>
<td>All areas except childcare and gallery.</td>
<td>Current lighting is not aligned to heritage status of the building.</td>
<td></td>
</tr>
<tr>
<td>Heating and Air Conditioning</td>
<td>Current heating and cooling is sub-standard for facility use as venue hire – customer comfort improvements and maintain current revenue levels.</td>
<td>35,000</td>
</tr>
<tr>
<td>Install heat pumps in meeting room and sky room.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sky Room - Main building upstairs</td>
<td>Current fit-out is sub-standard for facility use as venue hire – customer amenity improvements and maintain current revenue levels.</td>
<td>40,000 - 55,000</td>
</tr>
<tr>
<td>Refurbish as quality venue hire space, including new kitchen/bar, window treatment and carpet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meeting Room - Main building downstairs</td>
<td>Current fit-out is sub-standard for facility use as venue hire – customer amenity improvements and maintain current revenue levels.</td>
<td>20,000 - 30,000</td>
</tr>
<tr>
<td>Refurbish as quality hire space including new window treatment and carpet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilets x 4</td>
<td>Current fit-out is sub-standard for facility use as venue hire – customer amenity improvements and maintain current revenue levels.</td>
<td>25,000</td>
</tr>
<tr>
<td>Refurbish all toilets to cater for conference, hire and wedding use.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Café - Option A.</td>
<td>Current fit-out is sub-standard for a commercial café – customer amenity improvements and potential</td>
<td>30,000</td>
</tr>
<tr>
<td>Renovate existing kitchen, remove acoustic tiles from ceilings and make good, paint, set up outdoor space in shell garden. Develop current entrance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Item 18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>foyer area as a quiet reading/Wi-Fi area for customers to use as part of 'takeaway' service.</td>
<td>revenue increase from café lease.</td>
<td></td>
</tr>
<tr>
<td>TOTAL (Estimates)</td>
<td>195,000 – 280,000</td>
<td></td>
</tr>
</tbody>
</table>
### Homestead Option B (Basic Functionality and Revenue Generation Related Improvements)

<table>
<thead>
<tr>
<th>Item and Description</th>
<th>Benefits</th>
<th>Budget Estimate from Property Team</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option A - Entrance Signage; Lighting; Heating and Air Con; Sky Room Refurb; Meeting Room Refurb; Toilets.</td>
<td>Improved promotion and advertising, improved customer comfort and amenity, and ability to retain current revenue levels.</td>
<td>195,000 – 260,000</td>
</tr>
<tr>
<td>Café (Option B) As per Option A + when childcare services move, utilise that space for café seating areas and connection to patio/garden playground.</td>
<td>Improved customer comfort and amenity, and potential revenue increase from café lease.</td>
<td>126,000</td>
</tr>
<tr>
<td>Café (Option C) When childcare services move, relocate café and kitchen into current childcare space and incorporate into patio/garden area with both shading and weather protection suitable for various hire functions. Remove playground to provide for beautiful gardens and space for functions – potentially with garden sculpture etc (similar to Pakuranga Homestead outlook).</td>
<td>Level of service change. Improved customer experience, draw-card service and revenue increase from café lease.</td>
<td>250,000 – 300,000</td>
</tr>
<tr>
<td>Leisure Office and Main Office – Main building downstairs Move Leisure staff in with arts and culture staff, repurpose old leisure office as hire space, and reconfigure and refurbish current arts and culture staff office (remove all built in storage and provide new desks etc.)</td>
<td>Potential revenue increase from additional space to hire or use for creative offerings.</td>
<td>26,000</td>
</tr>
<tr>
<td>Stairs - Main building Remove existing carpet and replace with stair runner.</td>
<td>Improved customer amenity and alignment with heritage character.</td>
<td>20,000 - 30,000</td>
</tr>
<tr>
<td>Homestead Refurbishment Full interior refurb/paint of all main areas and re-varnish all timber trims.</td>
<td>Improved customer amenity, revenue increase from room hire and alignment with heritage character</td>
<td>200,000 - 250,000</td>
</tr>
<tr>
<td>Kitchen - Main building upstairs Upgrade into a shared ‘user’ kitchen/service area by removing south wall, making good for bench and refrigerator space, install dishwasher.</td>
<td>Improved customer comfort and amenity and potential revenue increase as hires would have a service area for catering.</td>
<td>15,000</td>
</tr>
<tr>
<td>Display shelves - Main building entrance Remove existing shop/display shelves and make good so that space is more appropriate for hire functions.</td>
<td>Improved customer comfort and amenity and potential revenue increase from hireage.</td>
<td>7,500</td>
</tr>
<tr>
<td>Hallways - Main building Replace vinyl in all hallways.</td>
<td>Improved customer amenity and alignment with heritage character.</td>
<td>10,000</td>
</tr>
<tr>
<td>Music, Office and Storage Rooms - Main building upstairs Repurpose for storage and hire spaces. Make offices/storage upstairs into hireable spaces by removing internal walls/doors and making-good.</td>
<td>Potential revenue increase from additional space to hire or use for creative offerings.</td>
<td>35,000</td>
</tr>
<tr>
<td>Garden Sheds</td>
<td>Increased level of service for arts and culture outcomes. Increased promotion and profiling for the facility. Potential revenue increase (if there was a viable market) or LB could choose to do ‘scholarship’ residencies.</td>
<td>100,000</td>
</tr>
<tr>
<td>----------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>TOTAL (Broad Estimate)</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
<td>730,000 – 970,000</td>
</tr>
<tr>
<td>Homestead Option C (Significant Upgrades)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td><strong>Full Functionality and Amenity Upgrade</strong></td>
<td>$2,000,000 (Est)</td>
<td></td>
</tr>
<tr>
<td><strong>Full Functionality and Heritage Upgrade</strong></td>
<td>$5-15,000,000 (Est)</td>
<td></td>
</tr>
</tbody>
</table>

Conserv, reconfigure and restore full site (do all functional improvements as above + remove all non-heritage buildings, move car parks, reconfigure site, restore all heritage elements etc)
## Theatre Option A (The Basics)

<table>
<thead>
<tr>
<th>Item and Description</th>
<th>Benefits</th>
<th>Budget Estimate from Property Team</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor</td>
<td>Theatre Floor (including foyer and toilet area) Remove carpet/linoleum, sand and stain the existing tongue and groove flooring (dark colour).</td>
<td>Fit-for-purpose / overdue renewal. 25,000 - 45,000</td>
</tr>
<tr>
<td>Toilets</td>
<td>Reconfigure existing underutilised men's toilet space to offer one disabled toilet and one standard toilet</td>
<td>Fit-for-purpose improvement. 35,000 - 65,000</td>
</tr>
<tr>
<td>Theatre Entrance</td>
<td>Reconfigure existing kitchen to north/south configuration, remove external wall and replace with stacking glass doors to outside patio area.</td>
<td>Fit-for-purpose improvement and improved customer experience. 50,000 – 65,000</td>
</tr>
<tr>
<td>Heating/Air Conditioning</td>
<td>Install heat pumps including backstage area.</td>
<td>Current heating and cooling is sub-standard for facility use – customer comfort improvements and maintain current revenue levels. 20,000 - 30,000</td>
</tr>
<tr>
<td>Rock &amp; Mineral Club area</td>
<td>New floor covering, lighting and repaint/make good!</td>
<td>Fit-for-purpose improvement. 10,000</td>
</tr>
<tr>
<td><strong>TOTAL (Estimate)</strong></td>
<td></td>
<td>140,000 - 215,000</td>
</tr>
</tbody>
</table>
## Theatre Option B (Enhanced)

<table>
<thead>
<tr>
<th>Item and Description</th>
<th>Benefits</th>
<th>Budget Estimate from Property Team</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option A – Floor; Toilet; Entrance; Heating and Air Con; Rock &amp; Mineral Space</td>
<td>Fit-for-purpose and customer experience improvements</td>
<td>140,000 – 215,000</td>
</tr>
<tr>
<td>As per Option A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rock &amp; Mineral Club (flexible space)</td>
<td>Fit-for-purpose improvement and potential revenue increase from room hire</td>
<td>10,000</td>
</tr>
<tr>
<td>If R&amp;M space improved, add stackable doors to partition the two rooms and provide for either one or two spaces depending on need.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>Current lighting is sub-standard for facility use as venue for hire and creative space.</td>
<td>20,000</td>
</tr>
<tr>
<td>Replace interior lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Backstage</td>
<td>Fit-for-purpose and customer (hired) experience improvement</td>
<td>6,000 - 10,000</td>
</tr>
<tr>
<td>Reconfigure with costume and prop storage area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Connection to Rock and Mineral area</td>
<td>Fit-for-purpose and customer experience improvement</td>
<td>40,000 - 50,000</td>
</tr>
<tr>
<td>Install stairway from current dressing room into Rock &amp; Mineral Club space - recognising that the roof height may be a limiting factor in this area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Curtains</td>
<td>Fit-for-purpose and customer (hired) experience improvement</td>
<td>10,000</td>
</tr>
<tr>
<td>Remove existing stage curtain runners and replace with flexible runners that extend all around the room as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL (Estimated)</td>
<td></td>
<td>226,000 - 315,000</td>
</tr>
</tbody>
</table>

## Theatre Option C (Tattico 2013 Estimates + CPI)

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raise central roof</td>
<td>95,000</td>
</tr>
<tr>
<td>Foyer and Green room area</td>
<td>115,000</td>
</tr>
<tr>
<td>Toilet areas (Wc’s 1 - 6)</td>
<td>75,000</td>
</tr>
<tr>
<td>Central theatre (including dressing)</td>
<td>244,000</td>
</tr>
<tr>
<td>Existing stage area</td>
<td>20,000</td>
</tr>
<tr>
<td>Allowance - building consent</td>
<td>29,000</td>
</tr>
<tr>
<td>Allowance - Consultants fees 1.5%</td>
<td>85,000</td>
</tr>
<tr>
<td>Contract contingency approx. 10 %</td>
<td>66,000</td>
</tr>
<tr>
<td>Item 18</td>
<td></td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td><strong>Exterior painting due to windows and doors</strong></td>
<td>20,000</td>
</tr>
<tr>
<td><strong>Design development contingency</strong></td>
<td>70,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>819,000</strong></td>
</tr>
<tr>
<td><strong>TOTAL (Estimate) - Includes CPI Update from 2013 Figures</strong></td>
<td><strong>$1.2m</strong></td>
</tr>
</tbody>
</table>
Appendix Two: Source Document List

- Community Facilities Network Plan (2014)
- Community Facilities SAMP (2015-2025)
- Unitary Plan Heritage Protection (2014)
- Open Space SAMP (2015-2025)
- Earthquake and Strengthening Programme (2014-15)
  - IEPA – Shed
  - IEPA – Theatre
  - IEPA – Homestead
- Nathan Homestead Conservation Plan (2013)
- David Nathan Park Landscape Review (2014)
- Manurewa Town Centre Project Options (2014)
- Deed of Trust (1962)
- Nathan Homestead Needs and Aspirations Analysis – Visitor Solutions (2014)
- Nathan Homestead Overview – Tattico (2013)
- Customer survey results
- Satisfaction survey results
- Demographic profile
Attachment A

Item 18