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International working party for
documentation and conservation

of buildings, sites and neighbourhoods of the
modern movement

New International Selection
Full Documentation Fiche 2003

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composed by national/regional working party of: New Zealand

0. Picture of building/ group of buildings/ urban scheme/ landscape/ garden



depicted item: Symonds Street Flats
source: Photograph by Lauren Speer
date: 18 December 2013

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1. Identity of building/ group of buildings/ group of buildings/ landscape/ garden

1.1 Data for identification

current name: Symonds Street Flats

former/original/variant name: Symonds Street State Flats

number and name of street: 44 Symonds Street

town: Auckland

province/state: Auckland

post code: 1010

lot: Lot 1 DP 30193

country: New Zealand

national topographical grid reference: n/a

current typology: High-rise public housing (rental flats, known in New Zealand as state rental flats)

former/original/variant typology: As current

comments on typology: The building was purpose-built in the 1940s to provide state rental flats in Auckland as part of the state housing scheme developed by the Labour Government in the previous decade.

1.2 Status of protection

protected by: The building is scheduled by the Auckland Council in both the operative Auckland City District Plan – Central Area Section, and the proposed Auckland Unitary Plan 2013 (to be operative in approximately 2015/16).

grade: Category A (in both district plans)

date: 2005 and 2013 respectively

valid for: whole building, including the exterior and interior, and site (in both district plans)

remarks:

Auckland City District Plan – Central Area Section: Schedule Number: 163; Scheduled for the building's significant architect, design, landmark quality, group significance and intactness heritage values; interior protection has been noted with supplementary comments in the plan outlining interior restrictions and provisions to change; site protection has been noted with supplementary comments in the plan outlining site restrictions and provisions to change.¹

Auckland Proposed Unitary Plan: Schedule Number: 02063; Scheduled for the building's significant historical reasons, physical attributes and aesthetic heritage values.²

¹ Auckland Council, 'Appendix 1: Schedule of Buildings, Heritage Properties, Places, Monuments and Objects of Special Value and Those Subject to Heritage Orders', *Auckland City Council District Plan Operative 2005 – Central Area Section*, Accessed December 17, 2013.

<http://www.aucklandcity.govt.nz/council/documents/central/pdfs/appendix01.pdf>

² Auckland Council, 'Appendix 9: Schedule of Significant Historic Heritage Places', *Proposed Auckland Council Unitary Plan – Schedule of Significant Historic Heritage Places – Part 1: Historic Heritage Places*, Accessed December 17, 2013,

<http://unitaryplan.aucklandcouncil.govt.nz/Images/September%202013%20version/Appendices%20PDF/Appendix%2009/Appendix%2009%20-%20Schedule%20of%20significant%20historic%20heritage%20places%2020130913%20-%20FINAL.pdf>

1.3 Visually or functionally related building(s)/site(s)

name(s) of surrounding area/building(s): Near neighbours include St Paul's Anglican Church (1895) and the two-storey apartment building known as Pembridge (ca 1920), as well as the city campuses of the University of Auckland and Auckland University of Technology.

visual relations: The Symonds Street Flats comprise two six-storey apartment blocks. The building was designed and built to utilise the full six-storey height maximum as permitted in the district scheme at the time of construction.³ The front (north-west) block is sited parallel to Symonds Street. It is connected to the back (south-east) block at a right angle creating an overall T-shape in plan. The north-west façade on Symonds Street was designed with a shallow concave curve with its main entry in the centre. It is accessed via a bridge connecting Symonds Street and the first floor of the building, where the entrance and foyer spaces are located. This Symonds Street façade faces the Auckland University of Technology city campus across the road. The south-east side of the building has views over Grafton Gully towards Parnell, Auckland Domain and Waitemata Harbour.

functional relations: The Symonds Street Flats were one of six medium- and high-density blocks of state rental flats built by New Zealand's Labour Government during its 1935 to 1949 term. Central government built about 30,000 state rental houses during the same period. The first of these higher density buildings was the two- and three-storey Centennial Flats in Berhampore, Wellington (1939-40), followed by the ten-storey Dixon Street Flats (1940-44), the McLean Flats (1943-44) and the Hanson Street Flats (1943-44), all in Wellington, and in Auckland, the Greys Avenue Flats and Symonds Street Flats (both 1945-47). There was some resistance to this building type in Auckland, hence the later date of the two Auckland schemes compared with the four Wellington ones. All six buildings were important within the development of New Zealand's modern architecture.

other relations: While the Symonds Street Flats and the Greys Avenue Flats are both located in central Auckland, the Symonds Street Flats are east of the CBD and the Greys Avenue Flats are west of the CBD. There is, therefore, no visual connection between the two.

2. History of building(s) etc.

2.1 Chronology

commission or competition date: Land purchased: 21 December 1939

design period(s): Scheme drawings submitted to Auckland City Council: March 1940

Scheme approved: March 1941

Detailed drawings of the two blocks: January 1942 – August 1944

start of site work: Construction contract awarded: February 1945

Building construction: 1945 - June 1947

³ Julia Gatley, 'Labour Takes Command: A History and Analysis of State Rental Flats in New Zealand 1935-49', MArch Thesis, Victoria University of Wellington, 1997, p. 200.

completion/inauguration: The building was opened in a joint ceremony with the Greys Avenue Flats on 13 September 1947 by the Housing Minister, Bob Semple.⁴

2.2 Summary of development

commission brief: Following its election to power in 1935, New Zealand's first Labour Government decided to establish a Department of Housing Construction and develop state housing schemes up and down the country.⁵ There was an extreme shortage of housing nationwide, but particularly in the urban areas of Greater Auckland and Greater Wellington. The state housing schemes were devised to provide predominantly single-storey housing units in suburban areas. However, the chief architect of the Department of Housing Construction, Francis Gordon Wilson, and the Minister of Housing, John A. Lee, agreed upon the advantages of including multi-unit blocks of flats in the state housing programme for the inner-city areas of both Auckland and Wellington.⁶ The pioneer block of flats was the Centennial Flats in Berhampore, Wellington (1939-1940), designed by Gordon Wilson.⁷

In Auckland, existing housing shortages were compounded by increasing urbanisation and, in the latter stages of World War II, the return of defence forces personnel. For example, the population grew by over 25,000 people between 1940 and September 1944. Some commentators recognised that state housing on the periphery of the city was contributing to urban sprawl. Thus, the Department of Housing Construction developed state rental housing schemes for inner-city sites in Symonds Street and Greys Avenue. The higher density proposed for both sites was resisted by the Auckland Branch Office of the State Advances Corporation as staff believed that detached housing was a more suitable housing typology for Auckland residents. But with its wider focus on town planning and urban renewal, the Department of Housing Construction persevered and submitted the Symonds Street State Flats proposal for approval in March 1940.⁸

design brief: The building's design took its lead from the blocks of state rental flats already built in Wellington, especially the Dixon Street Flats (1941-44). The Symonds Street Flats were approved in March 1941. The initial design provided for 163 flats within six blocks to be contained within three buildings. In October 1942 the proposal was revised to provide hostel accommodation. This required the redesign of the interior. A submission was made to the Auckland City Council in August 1944 to consider the completion of two blocks as flats instead of hostel accommodation. This 1944 amendment was consistent with the original design of a portion of the 1942 scheme.⁹ This is the building that we see today.¹⁰ Note: during this period, in 1943, the Ministry of Works was created and the Department of Housing Construction became the Housing Division of the Ministry of Works.

building/construction: The tendering process began in December 1944 for the construction of the initial 45 units of Block A. The lowest tender received was that of W. H. Whittaker Ltd for £80,688.00 and the contract was awarded to this firm in February 1945. Construction commenced later that year.¹¹

⁴ Gatley, 'Labour Takes Command', pp. 200-03, 215; Lewis Martin, *Built for Us: The Work of Government and Colonial Architects, 1860's to 1960's* (Dunedin: University of Otago Press, 2004), p. 174.

⁵ Julia Gatley, 'Going Up Rather Than Out: State Rental Flats in New Zealand, 1935-1949', in Barbara Brookes (ed.), *At Home in New Zealand: Houses History People* (Wellington: Bridget Williams Books, 2000), p. 140.

⁶ Martin, *Built for Us*, p. 166.

⁷ Julia Gatley, 'Early Flats in Auckland', *New Zealand Historic Places*, May 1995, p. 13.

⁸ Gatley, 'Labour Takes Command', pp. 197-200.

⁹ Gatley, 'Labour Takes Command', pp. 200-201.

¹⁰ Gatley, 'Labour Takes Command' pp. 200-203.

¹¹ Gatley, 'Labour Takes Command', p. 202.

completed situation: The tenants moved into the newly completed Symonds Street Flats Block A in June 1947. The building was officially opened in a joint ceremony with the Greys Avenue Flats on the 22 July 1947 by the Housing Minister Bob Semple.¹²

Block B (the second apartment building) was considered for development in 1946. Working drawings and specifications were completed in August that year. However, permission was declined: 'shortages in building materials into the late 1940's saw the government's building controller withhold permission for the subsequent stages to proceed'.¹³ Further mention of the possibility of Block B's construction was made in 1957, but never came to fruition. No further consideration appears to have been given to the possibility of proceeding with Block C.

original situation or character of site: The site was previously owned by John McKail Geddes, an Auckland merchant, and was part of a larger land parcel called the Geddes Block. Geddes owned the land until his death in 1910, when ownership was transferred to Annabella Mary Geddes, his widow. It was purchased by central government in 1939. A building on the site had to be demolished to make way for the Symonds Street Flats.¹⁴

2.3 Relevant persons/organisations

original owner/patron: New Zealand Government, managed by Housing New Zealand Corporation

architect: Frederick Newman (lead architect) working under Francis Gordon Wilson (chief architect of the Department of Housing Construction / Housing Division of the Ministry of Works).

landscape/garden designer: n/a

other designer: n/a

consulting engineer: n/a

building contractor: W. H. Whittaker & Co. Ltd.

Frederick Hugh Newman (born Friedrich Hugo Neumann) (1900-1964) was born in Vienna and studied architecture there as well as in Paris. Newman worked in Russia from 1933-37 at the invitation of that government as a 'foreign specialist in the design of high-density housing, large administration buildings, hospitals and sanatoria'.¹⁵ An émigré to New Zealand, Newman and his wife and family arrived in 1938. In New Zealand he worked in the Department of Housing Construction / Housing Division from 1938 to 1947; in the Ministry of Works Hydro Design Office from 1948 to 1956; and in the Ministry of Works as the Housing Architect from 1956 to the early 1960s.¹⁶ It is in the latter capacity that he is best known, with his key works including large social housing schemes and the writing of and presentation of academic papers on socialist architecture in New Zealand. In these, he gave thoughtful

¹² Martin, *Built for Us*, p. 174.

¹³ Gatley, 'Going Up Rather than Out', p. 142.

¹⁴ Gatley, 'Labour Takes Command', p. 200.

¹⁵ Gatley, 'Labour Takes Command', p. 208.

¹⁶ Andrew Leach, 'Public Service: Social Factors in the Architecture of F. H. Newman', *Journal of New Zealand Studies*, 2002, pp. 110-23.

and 'important responses to the serious issues of electrification, industrialisation, and increased basic living and housing standards' in New Zealand at that time.¹⁷

2.4 Other persons or events associated with the building(s)/site

name(s): n/a

association:

event(s):

period:

2.5 Summary of important changes after completion

type of change: addition of elevator

date: September 1947

circumstances/ reasons for change: delayed importation of elevator from Australia

effects of changes: Installed shortly after the building was completed, the elevator is an integral part of the building, adding to its functionality. The lift shaft was included in the original design, however the delayed arrival of the lift from Australia resulted in this addition shortly after the completion of the main building.¹⁸

persons/organisations involved: Waywood-Otis (NZ) Ltd.

type of change: Alteration of basement car-parking into three lockable garage units

date: 1949

circumstances/ reasons for change: enhanced resident security

effects of changes: The back block basement, initially used for tenant car-parking, was converted into three lockable garage units in 1949. These units were 'allocated by ballot and rented at 5/- per week'.¹⁹ This change improved the functionality and security of the building for users and is reversible, should this be required in the future.

persons/organisations involved: Not known

¹⁷ Leach, 'Public Service', p. 127.

¹⁸ Gatley, 'Labour Takes Command', p. 203.

¹⁹ Gatley, 'Labour Takes Command', p. 203

3. Description of building(s) etc.

3.1 Site/building character

Summarize main character and give notes on surviving site/building(s)/part(s) of area.

If a site: principle features and zones of influence; main elements in spatial composition.

If a building: main features, construction and materials.

The Symonds Street Flats are located on the east side of Symonds Street where the land drops steeply away from street level down towards Grafton Gully.

Like the other blocks of medium- and high-density state rental flats built by New Zealand's first Labour Government, the Symonds Street Flats are an example of international modernism, characterised by unadorned wall surfaces, flat roofs, regular fenestration and minimal ornamentation.

The building comprises two blocks, joined by a common stairwell. They form a T-shaped plan, with the front (north-west) block running parallel to Symonds Street, creating a strong street presence with its notable shallow concave façade. The back (south-east) block adjoins at a right angle. The front block sits with the ground floor and basement below street level. The back block is lower again with three storeys and a basement below street level. The basement in the back block includes three lockable garages.

The principal elevation of each block has a recessed balcony, with flower box, for each unit. This treatment echoes the design of Wellington's Dixon Street Flats. The main façades also have timber-framed Whitney (concertina) windows.

Access to the units is via galleries that run along the south-east side of the front block and the south-west side of the back block. As mentioned, there is a central staircase that connects the two blocks. Access to the staircase and lift area is provided via the main entrance located off Symonds Street in the centre of the front block. An entry bridge connects Symonds Street with the main entrance at first floor level.²⁰

Loadbearing reinforced concrete has been used as the primary structural system with a plastered and painted finish. Concrete achieves fire- and sound-proofing for the party walls between units. Brick was used in the stairwells and for gallery walls, and like the concrete walls, is plastered and painted. Timber-framed walls divide interior spaces.²¹

The building comprises 45 individual units. There are 26 one-bedroom units, 18 two-bedroom units and one three bedroom unit.²² Each unit included 'built-in bookcases, modern kitchen and bathroom fittings, rubbish chutes from all floors, lockers for milk, mail, etc., and communal laundries and workshop'.²³ The blocks are only one unit deep, ensuring good daylighting and natural ventilation for each.²⁴

²⁰ Gatley, 'Labour Takes Command', p. 202.

²¹ Gatley, 'Labour Takes Command', p. 202.

²² Gatley, 'Labour Takes Command', p. 207.

²³ 'A City Flat in a Woodland Setting', *Home and Building*, January-March 1948, p. 15.

²⁴ 'A City Flat in a Woodland Setting', p. 14.

3.2 Current use

of whole building/site: Until recently, the building was still used as state rental flats. In 2013, it was vacated due to failing water pipes, resulting in leaks. The clearance of the building's last 34 tenants was concluded in November 2013.²⁵

comments: In the 1940s, detached and semi-detached houses were believed to be the best kind of housing for families with young children and for ex-servicemen, who were thought of as future fathers. Flats tended to be let to couples without children, adults living with a parent, or single people.²⁶ After the war, however, the housing shortage was so severe that some families with children were assigned rental flats. More recently, beneficiaries and students have been amongst those tenancing the Symonds Street building.²⁷

3.3 Present (physical) condition

of whole building/site: Overall, the building is rundown and in need of a maintenance and repair programme. Water pipe bursts and failures are a problem. Buried in the concrete walls, the water pipes are difficult to access and fix and therefore water continues to leak into units and cause damage to concrete and plasterwork.²⁸ At the time of writing, its seismic rating was not known.

of surrounding area: The site is now completely fenced off for security reasons but is relatively well maintained except for superficial issues such as overgrown vegetation. The broader area in which the building is located has been substantially developed over the years since 1947 when the building was completed, mainly by the University of Auckland and Auckland University of Technology.

3.4 Note(s) on context, indicating potential developments

Because the building is scheduled on the Auckland City District Plan – Central Area Section and the proposed Auckland Unitary Plan, resource consent would be required if Housing New Zealand Corporation planned additions, alterations or demolition. That said, remedial work is needed to fix the current water pipe and leakage issues.

4. Evaluation

Give the scientific reasons for selection for DOCOMOMO documentation

Intrinsic value

4.1 technical evaluation:

The Symonds Street Flats are of technical interest for their reinforced concrete construction. Because of material shortages during and after World War II, the Housing Division of the Ministry of Works aimed to use a range of building materials in its housing programme. Reinforced concrete was one such material. The use of reinforced concrete also enabled the Housing Division to build at higher densities, i.e. to include blocks of flats within its state housing programme.²⁹ From the mid-1950s, when New Zealand recovered from post-World War II building materials shortages, reinforced concrete was increasingly used, and ultimately became a common and much used building material.

²⁵ Wayne Thompson, 'Tenants Told to Leave Leaky Heritage Flats', *The New Zealand Herald*, 8 August, 2013, Accessed December 18, 2013, http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=10908650.

²⁶ Gatley, 'Going Up Rather than Out', p. 147.

²⁷ Thompson, 'Tenants Told to Leave Leaky Heritage Flats', n.p.

²⁸ Thompson, 'Tenants Told to Leave Leaky Heritage Flats', np.

²⁹ Gatley, 'Going Up Rather than Out', p. 145.

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4.2. social evaluation:

The Symonds Street Flats are of high social value. New Zealand's first Labour Government has a landmark place in New Zealand's 20th century history for its wide-ranging social welfare programme. Its state rental housing programme was a fundamental expression of this broader social programme, and demonstrates its belief that working people should have access to a decent standard of housing.³⁰

New Zealand's state housing of the late 1930s and the 1940s was predominantly detached and semi-detached houses, with some four-house units also built. Only a small percentage of units in medium- and high-density blocks of flats were included in the housing programme. They were pre-dated by privately built apartment buildings during the inter-war period, such as Inverleith in Wellington's Oriental Bay (1922) and Shortland Flats in Shortland Street, Auckland (1923). Nonetheless, there was resistance to the construction of state rental flats in Auckland, expressed by staff within the Auckland Branch Office of the State Advances Corporation and by members of the public before and during construction.³¹ Cedric Firth acknowledged this in his 1949 history of state housing in New Zealand: 'To the ordinary citizen the term "flat" is indelibly associated with a tall barracks-like structure with poor accommodation and poor appearance'.³² At the time of construction, the Labour Government worked to overcome these negative presumptions through newspaper advertisements and opinion columns.³³ The year after the completion of the Symonds Street Flats, an article in *Home and Building* emphasised the positive aspects of the scheme, concluding that the building provided 'healthy, convenient accommodation... in the heart of the city'.³⁴ The Auckland City Council also began building public housing, most extensively in Freemans Bay in the 1960s and 1970s. It was not until the 1990s, however, that a greater number of Aucklanders really embraced the idea of high-density, inner-city living.

The Symonds Street Flats provided state rental housing from 1947, when the building was completed, until 2013 when it was emptied due to water pipe and leakage problems. It is hoped that following maintenance and repair, the building will be re-tenanted and will continue to serve the purpose for which it was built.³⁵

4.3. cultural and aesthetic evaluation:

The Symonds Street Flats are of high aesthetic and architectural significance. Together with the Centennial Flats, the Dixon Street Flats, the McLean Flats and the Greys Avenue Flats, this building demonstrates the mid-20th century adoption of international modernism by architects living and working in New Zealand. While the Labour Government's detached and semi-detached state rental houses were built to standardised designs, the medium- and high-density blocks of flats were designed within the Department of Housing Construction / Housing Division and were of particular interest to architects employed within the department because the building type (medium- and high-density public housing) was closely identified with European modernism and its broader social programme and objectives. Under the leadership of chief architect Gordon Wilson, the Department/Division chose to follow avant-garde European housing models or precedents.

³⁰ Gatley, 'Early Flats in Auckland', p. 13.

³¹ See Gatley, 'Going Up Rather than Out', p. 142, for more information about early high-density living in New Zealand. Gatley, 'Labour Takes Command', p. 200.

³² Cedric Firth, *State Housing in New Zealand* (Wellington: Ministry of Works, 1949), p. 34.

³³ Gatley, 'Going Up Rather than Out', p. 147.

³⁴ 'A City Flat in a Woodland Setting', p. 14.

³⁵ Housing New Zealand Corporation, 'Media Advisory – 44 Symonds Street', 1 August 2013. See www.hnzc.co.nz/news/older-news-items/august-2013/media-advisory-2013-44-symonds-street-auckland.

The Dixon Street Flats provided the model for the detailed design of the Symonds Street Flats, but the Auckland scheme is nonetheless distinguished by its T-shaped footprint resulting from the arrangement of the two blocks, one at a right angle to the other, and also by the subtle curve of its street façade, which echoes the curve of the street on which it is located. Thus, in addition to the collective significance of this group of buildings, the Symonds Street Flats have high architectural significance in their own right.

Further, while Gordon Wilson was ultimately responsible for all the schemes of state rental flats mentioned above, it is Fred Newman who should be credited with the design of the Symonds Street building. Newman was an Austrian émigré and had significant experience of modern movement housing before his arrival in New Zealand. He was actively involved in Labour's state housing programme and believed that apartments had 'much greater architectural possibilities, [and] are an excellent propaganda to show the efficiency and the success of the New Zealand's Government housing activities both in this country and overseas'.³⁶

The international style of the Symonds Street Flats was clearly influenced by European ideology, especially Le Corbusier's vertical garden city, in the abundant natural ventilation, day-lighting and open green space.³⁷

The building's urban significance must also be noted. At a time when the housing shortage was acute and urban sprawl was starting to be recognised as a problem, the Symonds Street Flats were a significant step in providing affordable housing while not contributing to urban sprawl. The employment of high-density living in the inner-city areas of Auckland was not common in the 1940s but was embraced in the 1990s.

Comparative significance

4.4 canonical status (local, national, international)

The Symonds Street Flats are of local significance as one of two schemes of state rental flats built in Auckland in the 1940s. In terms of design, the building followed Wellington precedents, but at the same time differs from them as an important example of Fred Newman's work and is distinguished by its T-shaped footprint and subtle curving street façade. Thus it is of national architectural significance. Its local and national significance is recognised by the Auckland Council's Category A listing.

The building is not included in the 2008 book *Long Live the Modern*, which identifies and documents 180 of New Zealand's best and most important extant modern buildings,³⁸ but was only excluded because the Centennial Flats, the Dixon Street Flats and the Greys Avenue Flats were all included and to have had a fourth block of 1940s state rental flats would have meant an over-representation of this building type at the expense of diversity. The building was certainly worthy of inclusion in that book in terms of its architectural and streetscape values.

³⁶ Gatley, 'Early Flats in Auckland', p. 15.

³⁷ Gatley, 'Labour Takes Commn', p. 243.

³⁸ Julia Gatley, *Long Live the Modern: New Zealand's New Architecture, 1904-1984* (Auckland: Auckland University Press, 2008).

4.5 historic and reference values:

In her Master of Architecture thesis on Labour's state rental flats, Julia Gatley concluded that the first Labour Government's inclusion of blocks of flats in its state housing programme was commendable for many reasons. The building type 'provides accommodation to types of applicants other than families with children; it brought diversity to types of labour and materials being used within the state housing programme; it meant that good use was made of the valuable serviced land that was available for building; it helped to draw attention to urban issues and to address the problem of urban sprawl; it provided opportunities for political propaganda; and it entailed a direct New Zealand engagement with modernist ideals'.³⁹ The Symonds Street Flats were one such block, but more than this they are one of the most striking of the various blocks of 1940s state rental flats, as a result of their architectural and streetscape value, including their T-shaped footprint and their curving street façade.

5. Documentation

5.1 archives/written records/correspondence etc. (state location/ address):

Archives New Zealand, Wellington, New Zealand.

5.2 principal publications (in chronological order):

'A City Flat in a Woodland Setting'. *Home and Building*, vol. 10, no. 4, January-March 1948, pp. 14-15.

Firth, Cedric. *State Housing in New Zealand*. Wellington: Ministry of Works, 1949.

Gatley, Julia. 'Early Flats in Auckland'. *New Zealand Historic Places*, May 1995, pp. 13-15.

Gatley, Julia. 'Labour Takes Command: A History and Analysis of State Rental Flats in New Zealand 1935-49', MArch thesis, Victoria University of Wellington, 1997.

Gatley, Julia. 'Going Up Rather Than Out: State Rental Flats in New Zealand, 1935-1949', in Barbara Brookes (ed.), *At Home in New Zealand: Houses History People*. Wellington: Bridget Williams Books, 2000, pp. 140-54.

Leach, Andrew. 'Public Service: Social Factors in the Architecture of F. H. Newman'. *Journal of New Zealand Studies*, no. 1, 2002, pp. 110-30.

Martin, Lewis. *Built for Us: The Work of Government and Colonial Architects, 1860's to 1960's*. Dunedin: University of Otago Press, 2004.

Auckland Council. *Appendix 1: Schedule of Buildings, Heritage Properties, Places, Monuments and Objects of Special Value and those subject to Heritage Orders*. Accessed December 17, 2013. <http://www.aucklandcity.govt.nz/council/documents/central/pdfs/appendix01.pdf>

Auckland Council. 'Appendix 9: Schedule of Significant Historic Heritage Places'. *Proposed Auckland Council Unitary Plan – Schedule of Significant Historic Heritage Places – Part 1: Historic Heritage Places*. Accessed December 17, 2013. <http://unitaryplan.aucklandcouncil.govt.nz/Images/September%202013%20version/Appendicies%20PD>

³⁹ Gatley, 'Labour Takes Command', p. 244.

F/Appendix%209/Appendix%209%20-%20Schedule%20of%20significant%20historic%20heritage%20places%2020130913%20-%20FINAL.pdf

Thompson ,Wayne. 'Tenants Told to Leave Leaky Heritage Flats'. *New Zealand Herald*, 8 August, 2013. Accessed December 18, 2013.
http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=10908650

5.3 visual material (state location/ address)

original visual records/drawings/photographs/others:
Archives New Zealand, Wellington, New Zealand.

recent photographs and survey drawings: n/a

film/video/other sources: n/a

5.4 list documents included in supplementary dossier

n/a

6. Fiche report

name of reporter: Lauren Speer c/- Dr Julia Gatley
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date of report: January 2014

examination by DOCOMOMO national/regional section

approval by wp co-ordinator/registers correspondent (name): Dr Ann McEwan
sign and date: 21 May 2015

examination by DOCOMOMO ISC/R

name of ISC member in charge of the evaluation:

comment(s):

sign and date:

ISC/R approval:

date:

wp/ref. no.:

NAI ref. no.:

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