





Appendix 4

Comparative Analysis

Schedule 14.2.8 Railway Workers Housing Area Historic Heritage Area (Schedule 14.1 ID 02565)

The area includes residential properties on the eastern side of Nikau Road, adjacent to Sturges Park, on the south east side of part of Awa Street, and on the north east and south west sides of Awa Street close to the intersection with Kuranui Street.

A distinctive feature of Otahuhu's early 20th century residential development is the housing precinct built for Railways Department staff in Otahuhu in the mid-1920s. The houses in Otahuhu are representative examples, demonstrating some of the minor variations used. They are all of timber construction, with timber weatherboard cladding, timber window joinery (originally double hung sash types) and corrugated iron roofs. While some changes have been made to a number of the houses, such as replacing timber windows with aluminium joinery, they retain their general railway house character.

The Railways workers' housing area in Nikau Road and Awa Street has collective historic, architectural and streetscape values, based on the surviving concentration of railway houses, the coherent and consistent pattern of dwellings, the original residential subdivision pattern, generous setback of dwellings from the street front and open street character.



31-35 Awa Street, Otahuhu. Google Street View, February 2012.

Kingsley Street state houses (former) (Schedule 14.1 ID 02619)

The places at 17-25 Kingsley Street have considerable national significance for their historic values associated with the Workers' Dwelling Act, the first act in the western world giving a central government the power to build houses for its citizens. The five houses of the Grey Lynn settlement represent an important political and social idea in New Zealand during the turn of the twentieth century which marked the beginning of government intervention in the well-being of its citizens.

The houses have considerable value for their physical attributes because they represent central government's policies on housing for workers, including the social philosophies of the day, which informed the design, layout, construction and location of the houses. The houses also have considerable context value for their contribution to the surrounding physical context, and contribution to a wider cultural and thematic context of state housing across Auckland and New Zealand. The houses assist in understanding the roots of New Zealand's state housing program that has continued almost uninterrupted for over 100 years.



25 Kingsley Street. Auckland Council, 2013.

Four Chelsea Estate Refinery Cottages (Schedule 14.1 ID 00896)

The four, two-storey semi-detached brick Chelsea Workers Cottages were constructed in 1909 for a core of tradesmen living on the Chelsea Estate. The cottages are exceptionally significant examples of Edwardian-Industrial company housing as they provide historical and technological significance as part of a group of New Zealand's only sugar refinery housing. Originally, the erection of the Sugar Works wharves, dams and residences was carried out by the company's own employees under the supervision of the working manager. Traditionally the refinery was the geographic, economic and social focus of Birkenhead, providing almost all of the local income and employment. Chelsea introduced the Housing Advances for Wage Earners Scheme that provided cheap housing loans and led to the building of over 130 houses, contributing greatly to the growth and development of Birkenhead. The housing scheme represented a third of all new houses in the Birkenhead area between 1910 and 1926. As the need for live-in tradesmen disappeared, the houses slipped into a cycle of disuse and vandalism. In 1983, the New Zealand Sugar Company (Chelsea) announced plans to restore and sell the cottages that had then been vacant for more than seven years.



Brick cottages built for Chelsea Sugar Works staff, Birkenhead, 1909.
North Auckland Research Centre, Auckland Libraries B0063.



60 Colonial Road, Birkenhead.
Google Street View, February 2012.

'Lawry settlement' – Ellerslie

The Ellerslie 'Lawry settlement' is bounded by Ramsgate, Findlay, Hewson, and Cawley Streets. These houses were constructed around 1910 and several were designed by Woburn Temple. Ellerslie was one of the largest housing settlements in New Zealand with 36 houses constructed. It appears that all of the houses in the Lawry settlement remain in situ, though some have been re-clad and have lost some legibility. The settlement is in Special Character Areas Overlay – Residential Isthmus A.



2-8 Hewson Street, Ellerslie. Google Street View, May 2014.

Hokonui Road, Otahuhu

The nine dwellings numbered 36 to 54 Hokonui Road in Otahuhu are likely to be workers' housing associated with the Westfield freezing works. At this time little research has been undertaken to substantiate the connection, however the group of houses demonstrate features that indicate that they were constructed at the same time for a particular local industry. The dwellings are of a transitional villa/bungalow design, all of masonry construction. It is likely that the houses were built in the early twentieth century.



48-54 Hokonui Road, Otahuhu. Auckland Council, February 2015

Elliot Street, Riverhead

A group of three villas at the north-east end of Elliot Street, near the intersection with the Coatesville-Riverhead Highway are highly likely to be related to the local industry; specifically the paper milling industry established on the foundations of the flour mill in the early twentieth century. They are likely to be mill workers' cottages, which were later purchased by paper mill employees between 1912 and 1920 when the New Zealand Paper Mills Co. Ltd sold much of its land. Little further research has occurred to substantiate the connection.



3-9 Elliot Street, Riverhead. Google Street View, March 2012

15.1.7.10. Special Character Areas Overlay – Residential: Station Road, Papatoetoe

The Special Character Areas Overlay – Residential: Station Road, Papatoetoe is a group of railway workers' cottages located on Station Road, Papatoetoe. The extent includes a row of seven residential sections located on relatively flat

land adjacent to the main trunk railway line and near to the Papatoetoe railway station building and town centre.

The seven cottages were built under the Railway Housing Scheme that was implemented across New Zealand between 1923 and 1929 to provide housing for railway workers. The houses are of significance as an example of the housing constructed for workers employed in the administration and operation of the national railway infrastructure network developed by central government. It provided cheap accommodation at non-fluctuating rents for railway workers and their families and created a community ethos resulting from the 'railway settlements' created.

The Station Road workers' cottages are of significance for their physical and visual qualities as a representative group of railway housing. The original siting directly adjacent to the railway line and the station, which provides a contextual setting, contributes to the overall significant association with the development of New Zealand's rail network and the suburb of Papatoetoe. The area has value as an intact group still physically and visually associated with the rail line and station building. Their continued use as private residences is consistent with their original function.



11-17 Station Road, Papatoetoe. Google Street View, October 2015.

The Granger Brick-worker's Cottage (former) (Schedule 14.1 ID 02475)

The cottage was constructed on the site of the second Granger brickworks in Turanga Creek-Whitford in circa 1900 and is reputed to have provided accommodation for the Granger family prior to occupation by brick labourers. The brick-worker's cottage was built of modest proportions using 'Granger' bricks and comprising a single-storey brick building of rectangular plan. Following the closure of the brickworks, the cottage was apparently rented out for a time until the 1960s and subsequently used for storage.



46 Whitford-Maraetai Road, Whitford. ETUD Ltd., 2011.

Three Unit House (Schedule 14.1 ID 00059)

Constructed in circa 1880s, the house is comprised of three units under one hipped roof form. The house is constructed from Clarks glazed ceramic building blocks with a corrugated iron roof, brick chimneys and a front verandah supported by iron poles. Each unit has a front door with a stained glass fanlight section, and all of the windows are double hung sashes. The building was originally designed to house workers from the nearby Clark Pottery works and similar to 'Ngaroma', was constructed to demonstrate the attributes of Clark

glazed building blocks. It is reported that this building was the residence of the single men and the brick works engineer and his family.



16 Clark Road, Hobsonville. Auckland Council, April 2017.

Appendix 5

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