

Historic Heritage Area Evaluation

Truby King Heritage Area Manchester Terrace, Melrose, Wellington



September 2021

Historic Heritage Evaluation	
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Contents

Contents	3
Executive Summary	4
Summary Statement of Significance	5
Purpose.....	5
Scope.....	6
Heritage Inventory Report	7
Site Details	7
Historical Summary	11
Photographs and Images	38
Chronologies and Timelines.....	39
Timeline of events including modifications.....	39
Biographies	40
Physical description.....	41
Buildings or features.....	42
Comparative Analysis Summary	51
Significance Criteria	52
Recommendations	59
Extent of the Place	60
Inventory of buildings and features	60
Sources and References.....	61
Appendices	67
Appendix 1 Comparative analysis	68
Appendix 2 Wellington Thematic Heritage Study 2013	75
Appendix 4 Supplementary images.....	77
Appendix 5 Records of title	86



Executive Summary

The Truby King Heritage Area was evaluated for addition to the Wellington District Plan Schedule of Historic Heritage Areas as it has been entered on Heritage New Zealand Pouhere Taonga's List/Rārangi Korero as a Historic Area since 2006. It includes the Karitane Maternity Hospital (Former), the Karitane Products Society Factory (Former), and the House, Garden and Mausoleum.¹ This report includes research and an evaluation of the Heritage Area against the Wellington City Council heritage assessment criteria. The evaluation of historic values shows the Heritage Area to be a **significant and unique** complex associated with the founder of the Plunket movement, Sir Frederic Truby King.

In 1922 Dr Frederic Truby King purchased an area of 1.9 hectares in Melrose, Wellington. There he built an extensive estate dedicated to promoting the welfare of infant care. Designed by William Gray Young, the King's home was completed in 1924. In 1932 it was gifted to the Wellington Plunket Society for their headquarters. The Karitane Products Society Factory (Former), also designed by Gray Young, was completed in 1924 and continued to produce infant emulsion formulas until 1986. The Karitane Hospital (Former), again designed by Gray Young, was completed in 1927. It remained dedicated to the purpose of caring for ailing infants and struggling mothers until 1978. The largest addition to the hospital occurred in 1963 when John Standish's Brutalist nurses' home (Cobham House) was built. Truby King's Garden and landscaping wove around each of these buildings to provide a restorative environment for patients and another outlet for Truby King's inexhaustive passions. These grounds now include the Mausoleum, where Truby and Isabella (Bella) King were interred in 1938. In 1990 the house, mausoleum and gardens were purchased by WCC. The grounds, and on occasion the house, are open to the public as Truby King Park. The former Karitane hospital and nurses' home is held in private hands, as is the former Karitane Products Society Factory.

The place is recommended for scheduling as a Heritage Area. In 2020 the former Karitane Hospital was demolished but the site and extant nurses' home is recommended to be included within the Heritage Area. This follows the direction that HNZPT have indicated they will follow during a future review of the Historic Area.² The Truby King Heritage Area should include Truby King House, Truby King Mausoleum, the Karitane Products Society Factory (Former), the site of the former Karitane Maternity Hospital, the nurses' home (Cobham House), garden walls, gates

¹ Heritage New Zealand Pouhere Taonga, "Truby King Historic Area."

² Wagstaff, "Correspondece."



and paths, entrance arches, glasshouses, and remaining trees planted by Sir Truby King, and the land thereon.

Summary Statement of Significance

The Melrose estate has extremely significant values as an enclave relating to Truby King, his passions, and his drive to promote the care of infants in Aotearoa New Zealand. The following summarises the fundamental values of the place identified against the heritage significance criteria:

The Truby King Heritage Area has **historic** and **cultural heritage** values which contribute to our understanding of Truby King, Karitane hospitals, and the Plunket Society. The Area particularly contributes to our understanding of the important national and international **personal** contribution of Truby King to infant and maternal welfare. The **surroundings** of the buildings are also significant, not only as Truby King's last great obsessions, but as central themes in his curative therapies. The 1920s buildings and structures have **architectural** value for their association with noted Wellington architect, William Gray Young, and also as an example of Truby King's architectural contributions. The Karitane Products Society Factory, for example, was likely designed in collaboration with Truby King and provides **scientific** information for the way in which it contributes to our understanding of the preparation and production of Truby King's emulsion. John Standish's **Brutalist architectural** contribution to the complex is a fine example of the development of home-grown Modernist architecture and demonstrates the continued importance of the Karitane hospital. The Heritage Area is part of a **group** of Plunket-related buildings which once dotted most Aotearoa New Zealand suburbs and **represents** those that no longer remain, including a group of buildings designed by Truby King at Seacliff Asylum. Fortunately, the remaining buildings in the Truby King Heritage Area have a reasonably high degree of **integrity**. This complex is **unique** in Aotearoa New Zealand and the buildings contained within have extremely high **sentiment, continuity** and **recognition** values. Most Aotearoa New Zealanders, as infants or as parents, have been part of Truby King's Plunket community.

Purpose

The purpose of this document is to evaluate the Truby King Heritage Area located in Manchester Terrace against Wellington City Council's criteria for inclusion on the District Plan schedule of historic heritage buildings.



The document has been prepared by New Zealand Heritage Properties Ltd for the Wellington City Council. It is intended solely for the use by Wellington City Council in accordance with the agreed scope of work.

Scope

This assessment is a desktop study and is based on documentary sources and images. No site visit was undertaken. The interiors were not reviewed, other than from information determined through secondary sources and Council records.

Values are considered against Wellington City Council and Greater Wellington Regional Council criteria for inclusion on the District Plan Heritage Schedule.



Heritage Inventory Report

Site Details	Heritage Areas - overall content and boundaries
Summary of the extent of the place	The extent includes Truby King House, Truby King Mausoleum, Karitane Products Society Factory (Former), site of the Karitane Maternity Hospital (Former) and the nurses' home addition, and the Garden, including garden walls, gates and paths, entrance arches, glasshouses, and remaining trees planted by Sir Truby King, (HNZPT Historic Area extent)
NZTM grid reference	NZTM_E1749709 NZTM_N5424206
WCC Heritage Area	None
HNZPT Heritage Area	Truby King Historic Area
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Potential
Other names	Melrose estate Wellington Karitane hospital Truby King Park

List of places				
Address	Legal Description(s)	District Plan reference	HNZPT reference	New Zealand Archaeological Association (NZAA) site record number(s)
Truby King House (Former) 120 Duncan Terrace, Melrose	Part Lot 2 DP 12692 (RT WN47B/60)	197.1	Historic Place Category 1 (List number 4427) and Truby King Heritage Area 7040	



Truby King Mausoleum 120 Duncan Terrace, Melrose	Lot 2 DP 12692 (RT WN47B/601)	197.2	Historic Place Category 1 (List number 4430) and Truby King Historic Area 7040	
Karitane Products Society Factory (Former) 21a Manchester Terrace (AKA 28 Antico Street), Melrose	Lot 3 DP 80801 (Building made up of RT WN51B/820, WN51B/821, WN51B/822, WN51B/823, WN51B/824)	198	Historic Place Category 1 (List number 4431) and Truby King Historic Area 7040	
Karitane Hospital (Former) Including nurses' home 21 Manchester Terrace, Melrose	Lot 2 DP 8506 (RT WN383/74)	Not included	Truby King Historic Area 7040	
Garden walls	Lot 2 DP 12692, Lot 3 DP 80801	Not included	Truby King Historic Area 7040	
Gates and paths	Lot 2 DP 12692, Lot 3 DP 80801	Not included	Truby King Historic Area 7040	
Glasshouses	Lot 2 DP 12692, Lot 3 DP 80801	Not included	Truby King Historic Area 7040	



Remaining trees planted by Sir Truby King	Lot 2 DP 12692, Lot 3 DP 80801	Not included	Truby King Historic Area 7040	
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Extent: WCC Onemap July 2020 (as per HNZPT registration report)



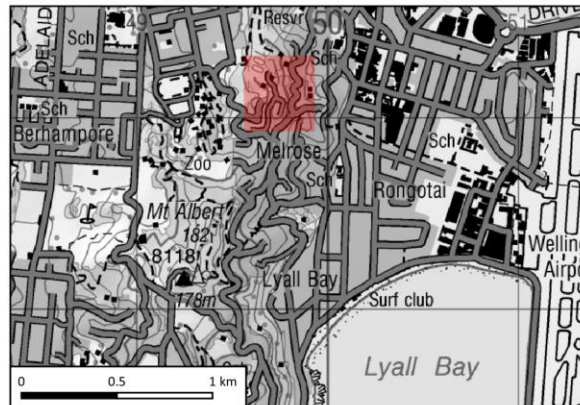
0 25 50 m



Legend

-  Historic Area
-  LINZ Primary Parcels

Map produced 03-09-2021
CRS: NZGD 2000 projected in NZTM.
Data source: LINZ Data Service (base data); Open Street Map (base data).



0 0.5 1 km



Historical Summary

This section provides the results of documentary research into the history of the places included within the Truby King Heritage Area. It begins with an exploration of the land history of the site, followed by the contextual history of Sir Truby King to inform our understanding of how the area developed and the significance of its heritage values. This section ends with histories of each of the elements included within the proposed Heritage Area.

Land and Māori history

Te Whānganui-a-Tara Wellington's nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water.³ Matiu (Somes Island) and Mākaro (Ward Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.⁴

Early Māori narratives tell that Te Whānganui-a-Tara Wellington harbour was originally a land-locked lake, home to two large taniwha. One taniwha, energetic Ngake, forged a passage from Te Awakairangi the Hutt River to the open sea, creating the entrance to the harbour. The second, Whataitai, following in Ngake's wake, became stranded with the outgoing tide and eventually died. Whataitai's spirit took the form of a bird, that flew to the top of the peak and cried farewell before departing to Ranginui – hence its name Tangi te keo.⁵ The very top of Matairangi Mount Victoria is still known as Tangi te Keo. Over the years Whāitaitai's body turned to stone and today is known as Hataitai.⁶

The Te Whānganui-a-Tara area of Aotearoa New Zealand was said to have been first explored by Kupe. Kupe set off from his homeland Hawaiki in pursuit of a giant wheke/octopus. The pursuit led him to Aotearoa New Zealand, where he finally caught the creature in Raukawakawa Cook Strait⁷. In the landscape later known as Te Whānganui-a-Tara Wellington, he named rock formations near

³ Adkins, "The Great Harbour of Tara. Traditional Place Names and Sites of Wellington Harbour and Environs."

⁴ Adkins.

⁵ Wellington City Libraries, "Te Aro Pa and Matairangi."

⁶ Grace and Ministry of Education, "Ngake and Whāitaitai the Taniwha of Wellington Harbour." The site Tangi te keo, on the Matairangi Mount Victoria peak and ridgeline is a site of significance to Māori and recorded as M72 in the WCC District Plan.

⁷ Greater Wellington Regional Council website [Māori history of the Greater Wellington region](https://www.gw.govt.nz/māori-history-of-the-greater-wellington-region/) | Greater Wellington Regional Council ([gw.govt.nz](https://www.gw.govt.nz)) Accessed November 2021.



Cape Palliser Ngā Ra o Kupe (the sails of Kupe), Arapāoa, Mana, the islands Matiu (Somes Island) and Mākaro (Ward Island) before returning to Hawaiki.⁸ These names were preserved as later iwi came to settle the land.

Mana whenua of Te Whānganui-a-Tara trace their origins to the subsequent arrival of the Kurahaupō waka. Some traditions name Whātonga as the captain of the waka. He later explored Te Ika a Maui the North Island from Māhia south, naming the harbour Te Whānganui-a-Tara, for his son Tara.⁹ Descendants include Ngāi Tara, Rangitane, Muaupoko, Ngāti Apa and Ngāti Ira.¹⁰

The area around present day Kilbirnie was known as Te-Awa-a-Taia. It was here that there was once a second entrance to the harbour across the Kilbirnie isthmus. The great earthquake called 'Hao-whenua', closed the isthmus. Ethnologist Elsdon Best estimated the earthquake to be about A.D. 1460, "in the time of Te Ao-haere-tahi, who was a great-grandson of Tara."¹¹

The area around Te Whānganui-a-Tara was occupied for centuries by these various Māori groups.¹² Two tribes of Ngāi Tara (in the area from c1405-1650) and Ngāti Ira (in the area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whānganui-a-Tara and its environs including Porirua and the area up to the Kāpiti Coast.¹³ The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Te Whānganui-a-Tara near Porirua Harbour.

Incoming tribes from far to the north of Te Whānganui-a-Tara area began to push out Ngāti Ira, and they faced consistent pressure as an influx of people continued from western Waikato and Taranaki.¹⁴ Many war parties and migration of other tribes, such as Ngāpuhi, Ngāti Whatua, and Ngāti Toa, drove the last remaining Ngāti Ira out of the area.¹⁵ Ngāti Toa and its allies defeated Ngāti Ira and gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua.¹⁶

⁸ Reid, "Muaupoko - Early History"; Royal, "First Peoples in Māori Tradition - Kupe."

⁹ Waitangi Tribunal, "Te Whānganui a Tara Me Ona Takiwa," 17–18.

¹⁰ Love, "Te Āti Awa of Wellington"; Heritage New Zealand Pouhere Taonga, "Research Report on Heritage Values Hannah Playhouse, Wellington."

¹¹ Wellington City Libraries, "Kilbirnie : Te Awa-a-Taia."

¹² Report, "Te Whānganui A Tara Me Ona Takiwa - Report on the Wellington District."

¹³ Murray, "A History of Tawa."

¹⁴ Report, "Te Whānganui A Tara Me Ona Takiwa - Report on the Wellington District."

¹⁵ Murray, "A History of Tawa."

¹⁶ Murray.



By 1840, the groups holding customary rights within the Port Nicholson block were complex, with Te Āti Awa, Taranaki, Ngāti Ruanui, Ngāti Tama, and Ngāti Toa all claiming rights established through conquest, occupation, and use of resources. The wider Te Whānganui-a-Tara Wellington region then and now hosted a number of iwi, including Te Āti Awa, Muaupoko, Rangitāne o Wairarapa, Ngāti Raukawa, Ngāti Toa (Ngāti Toarangatira), and Te Atiawa ki Whakarongotai.¹⁷

It was in this complex setting that in 1839, the New Zealand Company chose Te Whānganui-a-Tara Wellington's Port Nicholson as the site for its first settlement of British immigrants.¹⁸ The town was laid out, and settlers began to arrive in 1840. A European settlement quickly developed, and local mana whenua began to disperse.¹⁹

Kilbirnie

Naval officer James Coutts Crawford visited Port Nicholson just after the arrival of the first immigrants. He purchased a huge swathe of land from the New Zealand Company which took in modern-day Miramar, Hataitai, Lyall Bay, and Kilbirnie. He established a large cattle farm.²⁰ Coutts Crawford named Kilbirnie after a Scottish town in Ayrshire, and the streets were also given Scottish names.²¹ Kilbirnie remained part of Crawford's large estate until the 1870s when it began to be subdivided and sold.²² Coutts Crawford's son Henry Duncan Crawford inherited a large portion of the estate in 1889 and was soon known as the "Laird" of Kilbirnie, and Mayor of Melrose.²³ He also continued to subdivide the Crawford estate, though little progress was made until the construction of the tunnel through Mount Victoria in 1906 and the extension of the tramline to Kilbirnie.²⁴

In 1874 eighteen building allotments were advertised in the newly surveyed township of Melrose, Kilbirnie.²⁵ Wellington merchant Edward Pearce purchased Sections 4 and 5, Evans Bay Registration District, Blk VII, Port Nicholson.²⁶ Section 5 in the Township of Melrose took in a steep hillside with panoramic views of Wellington and its harbour bays. Although access was difficult, Section 5

¹⁷ "Brooklyn Wellington."

¹⁸ Report, "Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District."

¹⁹ Love, "Te Āti Awa of Wellington."

²⁰ Rossier, "'Crawford, James Coutts', Dictionary of New Zealand Biography"; Irvine-Smith, "'Part Three Chapter Five Eastern Suburbs', in The Streets of My City, Wellington New Zealand."

²¹ Kilbirnie Business Association, "Kilbirnie. History & Heritage."

²² Maclean, "Wellington Place: Eastern Suburbs."

²³ National Library, "Crawford, Henry Duncan, 1859-1908."

²⁴ Irvine-Smith, "The Streets of My City, Wellington New Zealand."

²⁵ Star, "The Evening Star."

²⁶ LINZ, "WN3/159."



was increasingly subdivided over the years.²⁷ In 1878 Section 13 between Duncan Road and the Town Belt was subdivided out of Section 5. In 1882 Section 13 was purchased by Wellington accountant, James O’Shea. Over the following decades it passed through various private hands but does not appear to have been used for any occupational or residential purpose.²⁸ Also in 1878, Sections 2 and 3 between Duncan Road and the Town Belt were subdivided out of Section 5 and by 1905 were owned by William Tonks, a Wellington miller. Tonks had a “well-known love of open space for the people, [and] had tracks and steps cut, so that the public, whom he loved to see use it, could easily reach the summit, with the result that most people look upon the land as part of the Town Belt.”²⁹ After his death, the land passed to his descendants but, again, no occupational or residential use appears to have been made of the site.³⁰ Between 1922 and 1927 these sections would be purchased by Dr Frederic Truby King, becoming the site of his last grand adventure.

Dr Truby King, Plunket and the Karitane Hospitals

Frederic Truby King was born on the family farmstead just outside Ngāmotu New Plymouth on 1 April 1858. His mother and siblings evacuated to Nelson during the New Zealand Wars. Baby Frederic barely survived the trip to the South Island, and he took several weeks to recover. This poor start may have caused, by his own later definition, his ‘failure to thrive’.³¹ Frederic continued to struggle with his health as a child and was tutored rather than sent to school. He fared well under his tutor, particularly in the sciences.

Initially Truby King followed his father into banking. He worked long hours—often from 8am to 10pm—and shared quarters with the local headmaster. The headmaster noted Truby King was a keen gardener and, despite the long hours, he set about beautifying the school grounds, and they soon had a ‘respectable lot of flowers and vegetables of which we were inordinately proud’.³² While gardening suited him, banking did not, and in August 1880 he left to study medicine at the University of Edinburgh.³³

²⁷ LINZ, “DP 145, Wellington Land District.”

²⁸ LINZ, “RT WN30/189.”

²⁹ Press, “Women’s Corner.”

³⁰ A brief survey of newspaper articles does not reveal residential or business activities on the land.

³¹ Chapman, “In a Strange Garden: The Life and Times of Truby King.”

³² Chapman.

³³ Brookes, “King, Frederic Truby.”



Although his intention was to become a surgeon, Truby King also took Thomas S Clouston's postgraduate course in the study of lunacy.³⁴ Clouston was appointed as the first ever Lecturer on Mental Diseases by the University of Edinburgh in 1879—a post which he held in conjunction with his position at the Royal Edinburgh Asylum. Clouston became a celebrated lecturer with an international reputation in psychiatric disorders. Of particular interest was Clouston's testimony of the importance of nutrition—'preach the gospel of fatness'.³⁵

Truby King gained an outstanding MB and CM, first class, in 1886 and was awarded the Ettles Scholarship as the most distinguished student of his year. Again, despite his intention to become a surgeon, over the next two years he completed the new degree of BSc in public health while also undertaking residencies at the Edinburgh and Glasgow royal infirmaries.³⁶

Truby King married Isabella Cockburn Millar in 1887. Bella, as she was known, was intelligent and academic – equal to the curious mind of her husband. But where Truby King was disorganised, spontaneous, and assertive, Bella was quiet, organised and calm.³⁷ Shortly after their marriage, Truby King took a post as ship's surgeon on the *Selembria*, and the Kings sailed for Aotearoa New Zealand.³⁸ His 'brilliant academic record' ensured he had 'no difficulty securing posts in New Zealand' and soon gained a position at Wellington Hospital as a resident surgeon.³⁹

In April 1890 Dr Frederic Truby King was announced as the new Medical Superintendent of the Seacliff Lunatic Asylum.⁴⁰ Truby King worked tirelessly and publicly against asylum overcrowding; for the provision of fresh water and suitable standards of cleanliness; designing sewage systems for clean air and proper sanitation; ventilation and warmth; and nutrition.⁴¹ Truby King promoted fresh air, recreation and exercise, where the patients could appreciate the architecture and aesthetics of the setting and views. The 'damp gloomy airing-courts', as Truby King described them, were largely abandoned.⁴² He built pleasure gardens and developed grounds far removed from a prison-like setting.

³⁴ Brookes.

³⁵ Clouston, "Unsoundness of Mind"; Clouston, "Clinical Lectures on Mental Diseases."

³⁶ Brookes, "King, Frederic Truby."

³⁷ Chapman, "In a Strange Garden: The Life and Times of Truby King."

³⁸ Brookes, "King, Frederic Truby."

³⁹ Brookes.

⁴⁰ Otago Daily Times, "The Otago Daily Times."

⁴¹ Caldwell, "Truby King and Seacliff Asylum 1889-107."

⁴² "The Seacliff Asylum Inquiry (Papers Relating To)."



In front there is a large lawn, which is used by patients and attendants for cricket. There is also an enclosed and prettily laid out recreation ground for female patients; there is a summer house provided with seats in the ground; walks are asphalted, and the surrounding fence is hid from view, which at first sight gives an impression of perfect freedom from restraint...⁴³

The Inspector of Asylums noted in 1895 that the general health of the inmates was better than in any other Aotearoa New Zealand asylum. Truby King had become increasingly convinced that poor nutrition was the cause of many of society's ills, including insanity. Farming became an absorbing hobby, and his work in plant and animal husbandry developed his theories on nutrition.⁴⁴ He was particularly interested in the rearing of calves. He designed a calf house to ensure they were given 'every condition tending to strengthen and harden their constitutions'.⁴⁵ The care and feeding of the calves also showed signs of his enthusiastic experimentation.⁴⁶ Truby King noted that the best nourished, strongest animals were those fed by their mother.⁴⁷

In 1904, with Truby King's tuberculosis troubling him, the Kings toured Japan for six months. Truby King was particularly impressed by the physical fitness of the Japanese as well as the custom of breastfeeding babies often up to two years of age—much longer than the six month norm in the Western world.⁴⁸ The adoption of daughter Mary in 1905 from a Seacliff attendant's family, meant his 'formidable attention was directed away from the nutrition of animals towards the feeding and care of infants, a field that linked his desire for the prevention of insanity and his experimental work with nutrition'.⁴⁹ In a few short years he had moved from publishing treatises such as *Feeding of Plants and Animals* in 1905 to *Feeding and Care of Baby* in 1907. A purpose-built experimentation station, ingeniously designed by Truby King himself, was erected beside the piggeries where King experimented with formulas that would provide sound nutrition for babies where breastfeeding failed. Truby King attributed infant mortality, health problems and disabilities to the failure of breastfeeding and the commonplace solution of

⁴³ The Cyclopaedia Of New Zealand [Otago & Southland Provincial Districts], "Seacliff."

⁴⁴ Brookes, "King, Frederic Truby."

⁴⁵ Otago Witness, "Seacliff Lunatic Asylum."

⁴⁶ Otago Witness.

⁴⁷ Temuka Leader, "Plunket Society."

⁴⁸ Chapman, "In a Strange Garden: The Life and Times of Truby King."

⁴⁹ Brookes, "King, Frederic Truby."



feeding babies cow's milk mixed with cane sugar and diluted with water.⁵⁰ His research led him to conclude that the milk of one mammal could not be necessarily substituted to feed other species and he developed a system of additives that could modify or 'humanise' cow's milk. The resulting "formula" included Karilac, Kario and Karil. Karilac was a set of graduated sugar additives that included dextrose and lactose; Kariol was a fat additive; and Karil was an additive for older children that included cod liver oil and malt extract. They would often be described together as "Karitane baby food".⁵¹

On 14 May 1907 Truby King addressed a meeting in the Dunedin Town Hall concerning the promotion of the health of women and children. The Society for the Promotion of the Health of Women and Children was born. In October 1907 Lady Victoria Plunket, the wife of the Governor and a supporter of the cause, established the Lady Plunket Society, the "object of which is to help her fellow-creatures".⁵² As one of their first good deeds they hired a nurse for Truby King's new Society to care for 50 babies.⁵³ Ailing infants were taken to the King's holiday home in Karitane, near Ōtepoti Dunedin - this became the prototype for Karitane neonatal hospitals that were later constructed throughout Aotearoa New Zealand.⁵⁴ The training of Karitane nurses in Truby King's methods became an important stable of the Plunket regime. It established a whole new career path for young women and became an international employment calling card.⁵⁵

By 1909 Lady Plunket's Society and Truby King's Society for the Promotion of the Health of Women and Children were synonymous⁵⁶. The Society gained international fame and in 1915 King George V renamed it the Royal New Zealand Society for the Health of Women and Children.⁵⁷ The organisation merged this official title with its local abbreviation—and became the New Zealand Royal Plunket Society.⁵⁸ 'Plunket', as it was popularly known, became a household word

⁵⁰ This is taken from WCC Heritage Report, 'Karitane Products Society Building (former)', as at 2020, <http://www.wellingtoncityheritage.org.nz/buildings/151-300/198-the-former-karitane-products-society-building?q=>

⁵¹ Mackie, "Mackie, James Ogilvie (Peter), 1921- : Comments on Rear of Aerial View of Seacliff Hospital Taken by Whites Aviation Ltd"; Otago Daily Times, "Page 10 Advertisements Column 4."

⁵² Otago Witness, "Table Talk."

⁵³ New Zealand Times, "Manawatu."

⁵⁴ Kerryn Pollock, 'Pregnancy, birth and baby care - Postnatal and baby care', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/pregnancy-birth-and-baby-care/page-7> (accessed 25 July 2020)

⁵⁵ Leeds Mercury, "Children's Nurse, Experienced Truby King Methods, Seeks Post; Pocklington."; The Scotsman, "Baby's Nurse (Truby King Cert.)."

⁵⁶ Taranaki Daily News, "The Plunket Society."

⁵⁷ Oamaru Mail, "Our Babies."

⁵⁸ Colonist, "Royal Plunket Society."



in Aotearoa New Zealand. By 1947 the society's nurses saw 85% of all new babies, and by 1991 it was up to 92%. By 1993 the society had touched the lives of at least three generations of women and their families.⁵⁹

Sir Truby King and the Melrose transplant

Truby King's work establishing the Plunket Society from 1907 began to outshine his work at the Asylum. As support for Plunket flourished, so did Truby King's reputation: in 1917 he was made a CMG by the New Zealand Government (Companion of the Order of St Michael and St George). In 1921 Truby King was appointed to the newly created post of Director of Child Welfare. The position was based in Te Whanganui-a-Tara Wellington, so he resigned as Superintendent of Seacliff after more than thirty years in the role and moved north with Bella and daughter Mary. Truby King found it difficult to follow his spontaneous enthusiasms within the strictures of government. He is recorded, after his move to Te Whanganui-a-Tara Wellington, as saying that he missed the insane.⁶⁰ Fortunate then, that in 1924 he was appointed Inspector General of Mental Defectives. In 1925 Truby King was knighted.

In May 1922 Truby King purchased Lot 13, part of Section 5, bordered by Duncan Street and the Town Belt. It was a hilltop site, with panoramic views and surrounded by bush. Construction of the family home began on Lot 13 in 1923. Truby King did not own the adjacent sections to the south, Lots 2 and 3, but some arrangement appears to have been made with the owners. Lots 2 and 3 were also transferred in 1922 from the descendants of the original owner to The Public Trustee as Executor and, in 1923, Truby King began building the Karitane Products Factory on Lot 3.⁶¹

In July 1927 Lots 2 and 3 were further subdivided into Lots 1, 2, 3, 4, 5 and 6.⁶² These lots were purchased by Truby King that same year, who immediately transferred Lot 1 with a right of way (Lots 5 and 6) to the Karitane Products Society Limited. Lot 2 with a right of way (Lots 3 and 4) was transferred to the Royal New Zealand Society for the Health of Women and Children, Wellington Branch, as the location for a new Karitane hospital⁶³ That same year, Bella King died.

⁵⁹ Giddings and Cox, "Royal New Zealand Plunket Society 1907 –."

⁶⁰ Brookes, "King, Frederic Truby."

⁶¹ LINZ, "RT WN140/23."

⁶² LINZ, "DP 8506, Wellington Land District."

⁶³ LINZ, "RT WN140/23"; LINZ, "DP 8506, Wellington Land District."



Bella's health had begun to deteriorate in 1924. As Truby King's mainstay and secretary, he felt her loss acutely and began to withdraw from active medical work in the years after her death. Truby King's final years were marked by a new obsession: frenzied development of his garden at Melrose. As with all of his ventures, the result was remarkable. His garden is still open to the public today as Truby King Park. On 10 February 1938 Sir Frederic Truby King died. He was buried in his Melrose garden and Bella was reinterred beside him. A mausoleum was built in 1941.

Truby King bequeathed the Melrose estate to the Wellington Branch of the Plunket Society. The Public Trustee took over administration of the estate and found the land and buildings had been heavily mortgaged from 1922—it was not even clear that the estate was solvent.⁶⁴ Money appeared to be of little concern to Truby King and the only profitable part of his legacy was the Karitane Products Society producing baby food and infant formula from the factory building at Melrose. The profits, however, were channelled into various Plunket Societies in Aotearoa New Zealand and beyond, rather than repaying mortgages. The bequest of the Melrose estate to the Wellington Branch of the Plunket Society was effectively funded by the Karitane Products Society. The Society purchased the mortgages on the property in 1938 and then donated the house and land, a value of £3,000, in lieu of its annual grants.⁶⁵ The intention was for the house to operate 'as an extension to the [nearby] Karitane hospital' and Plunket would occupy the house.

During the next few decades, the Melrose estate continued to be put to good use by the Wellington Branch of the Plunket Society, the Karitane Products Society and the Karitane hospital. In the 1970s, however, the Plunket Society began to face increasing financial difficulties. In 1978 the Karitane hospital closed; in 1987 the Karitane Products Society and factory was purchased by Burrell Wilkinson Ltd; and the public grew concerned that Plunket would sell the remaining house, mausoleum and gardens, which would likely lead to subdivision and close development of the estate. In 1991 the Wellington City Council stepped in and purchased the house and gardens, which were renamed Truby King Park. Despite modifications in the privately held areas, Truby King's original Melrose estate remained reasonably intact. In December 2020, however, the privately-owned former Karitane Hospital was suddenly demolished, despite being entered on Heritage New Zealand Pouhere Taonga's List/Rārangī Kōrero.⁶⁶

⁶⁴ LINZ, "RT WN30/189."

⁶⁵ LINZ.

⁶⁶ Hunt, "1920s Wellington Maternity Hospital in Historic Park Demolished, despite Heritage Listing."



The Melrose Estate

In this section, the history of each of the buildings and sites which form part of Truby King's original Melrose estate are outlined. This informs our understanding of the heritage values of each of the buildings and sites.

Building Blocks

The Melrose Estate may never have been fully developed without the newly-established Rotary Club of Wellington, founded in 1922 and made up of Te Whanganui-a-Tara Wellington's elite. When Truby King was among the first speakers invited to address the new Rotary Club, he took the opportunity to address the problem of Te Whanganui-a-Tara Wellington's Plunket efforts lagging behind other Aotearoa New Zealand cities, including the lack of a Karitane hospital. He convinced the members that they should "undertake a project of magnitude and importance: the funding of Te Whanganui-a-Tara Wellington's own Karitane Hospital".⁶⁷ Rotary took up his challenge, and one new member - architect William Gray Young - was engaged to design the house, Karitane Products Factory and the Karitane Hospital. Truby King's contribution to the project was to donate one quarter of his four-hectare Melrose property for the Karitane Hospital. Rotary raised the money for all the buildings on the site, except Truby King's own house: "Rotary would never undertake anything quite like this again..."⁶⁸

Truby King House

Gray Young designed Truby King's new home and the Karitane Products Factory in 1923. Plans for the house and factory were received by the Wellington City Council in September.⁶⁹ Gray Young was something of a prodigy, having won the design competition for Ōtepoti Dunedin's Knox College when he was 21. Gray Young's residential architectural style ranged from Californian bungalow to neo-Georgian.

In September 1923, Gray Young invited tenders for "the Erection of Large House and Cottage, in wood, Manchester street, Melrose, and Small Factory, in reinforced concrete."⁷⁰ The successful contractors were Wilson and Johnson of

⁶⁷ Chapman, "In a Strange Garden: The Life and Times of Truby King," 175–76.

⁶⁸ Chapman, 176.

⁶⁹ Boffa Miskell Partners, "Truby King Park. Conservation and Management Plan," 8.

⁷⁰ Evening Post, "Page 12 Advertisements Column 9."



Kilbirnie.⁷¹ The total cost for house and factory was £5,600, all coming from Truby King's "perpetually empty pocket".⁷²

The house was built on the Melrose hilltop and was a single storey bungalow with a wide verandah along the north elevation. The design was no doubt heavily influenced by Truby King. At Seacliff he had designed drainage systems, the patient villas and some of the farm structures.⁷³ He had also designed a school, a rail bridge, and various other farm buildings at Tahakopa.⁷⁴ It is unlikely then, that Gray Young was given a free hand. Evidence of Truby King's input can be seen, for example, in the innovative sliding mesh screens on the verandah. He borrowed the idea of expanded steel mesh that was used in reinforced concrete and created sliding metal screens. They deflected the wind without substantially affecting the panoramic views of the harbour, hills and sea. His design input may also be seen, perhaps, in the apparent lack of money spent on the house. Truby King likely saw little need for excessive funds to be spent on his family home and it is perhaps best described as modest; or in the words of Truby King's biographer, it bore an "uncomfortable resemblance to a state house".⁷⁵ The house has also been described as American Colonial in character, as it is unpretentious, and plain.⁷⁶ In contrast, the Karitane Products Factory was "delightfully" Art Deco.⁷⁷

The house was completed by June 1924 when Bella advertised for a "Plain Cook-General, new house, all conv[enience]s".⁷⁸ Truby King was personally very pleased with the outcome, praising Gray Young for "for securing the maximum amount of fresh air and sunshine without inconvenience from the various winds".⁷⁹ Many visitors, however, arrived with their umbrellas blown inside out, so one of Truby King's first tasks was planting pine trees on the lower slopes of the properties.⁸⁰

By 1930, Truby King was finally succumbing to "the rigidities of old age".⁸¹ Yet he still undertook a long lecture tour in London, Sydney and Melbourne. The Melrose

⁷¹ Heritage New Zealand Pouhere Taonga, "Karitane Products Society Building (Former)."

⁷² Chapman, "Story of a Suburb: Island Bay," 178.

⁷³ Bauchop, "Seacliff Lunatic Asylum Site."

⁷⁴ Heritage New Zealand Pouhere Taonga, "Sir Truby King Railway Bridge."

⁷⁵ Chapman, "In a Strange Garden: The Life and Times of Truby King," 178.

⁷⁶ Chapman, 179.

⁷⁷ Chapman, 178.

⁷⁸ Evening Post, "Page 1 Advertisements Column 9."

⁷⁹ Chapman, "In a Strange Garden: The Life and Times of Truby King," 180–81.

⁸⁰ Chapman, 179–80.

⁸¹ Chapman, 201.



house was rented out during his absence. After his return, in July 1932, Truby King formally handed over his home to the Wellington Branch of Plunket. He moved into one of his rental properties at 42 Sutherland Crescent which had views of the southwestern slopes of his Melrose estate and the Karitane Products Factory.⁸² Close to the end, Truby King returned to the Melrose house in 1938, and died shortly thereafter.⁸³

The Wellington Branch of Plunket added a garage to the house in 1935 and by 1938 had converted two bedrooms and the north-east corner of the verandah into a large board-room. The mesh screens on the verandah were removed during these renovations. With the advent of the Second World War, Plunket were forced out of the Melrose estate. The house, gardens and hospital were commandeered as a training ground for new troops.⁸⁴ The Karitane nurses' quarters were used as barracks and makeshift army huts were built on the tennis courts to provide additional accommodation: "Had Truby King lived to see such sacrilege he would have undoubtedly had something sharp to say".⁸⁵

After the War, the estate was returned to Wellington's Plunket Society, who were busier than ever over the next decade with Aotearoa New Zealand's post-war baby boomer generation. In 1961 the estate was formally transferred from the Public Trustee, as administrators, to the Plunket Society. During the 1960s Truby King's house was used as both a convalescent and nurses' home, and as an office for the Deputy Director of Nursing. A caretaker's flat was created in the service rooms at the southwest end of the building in 1979.

After the Wellington City Council purchased the house, mausoleum and grounds in 1991, a maintenance programme was initiated. Council made various upgrades including fire safety alterations (1993-1994), a new roof (2005), and the installation of a commercial kitchen (2008).⁸⁶ Although the caretaker's flat was tenanted, the bulk of the house lay vacant from 1991. The WCC undertook a feasibility study in 1997 to identify a potential use for the house. It is currently let to Conservation Volunteers New Zealand, who also act as custodians for the house.⁸⁷

⁸² Chapman, 201; "Wise's New Zealand Post Office Directory."

⁸³ Bowman and Cox, "Truby King Heritage Area Evaluation."

⁸⁴ NZ Nursing Education and Research Foundation, "Interview with Mary Ann Bayne."

⁸⁵ Chapman, "In a Strange Garden: The Life and Times of Truby King," 178.

⁸⁶ Chapman, 207; Bowman and Cox, "Truby King Heritage Area Evaluation."

⁸⁷ Bowman and Cox, "Truby King Heritage Area Evaluation."



Karitane Products Society Factory

Truby King's baby formulas - Karilac, Kariol and Karil –were at first made at Seacliff and only available to purchase at Plunket Rooms. Truby King continued to experiment with the formula until 1923 when he wrote "I feel that I have reached practical finality with regard to our standard emulsion".⁸⁸ Demand for the products grew until, in the early 1930s, they were available for purchase at most chemists with the proviso that mothers should seek the advice of a Plunket nurse before use.⁸⁹

All that was needed was a factory. In July 1922 Truby King announced that although Seacliff was producing 20 tons a year of emulsion (or baby formula), arrangements were being made to considerably increase this output: a Te Whanganui-a-Tara Wellington factory was already in his sights.⁹⁰

The Karitane Products factory, again designed by Gray Young, was tendered for at the same time as the Melrose house and was also erected by Wilson and Johnson.⁹¹ The site was to the south and west of the house. Again, Truby King likely had a considerable hand in the design of the elegant Art Deco building, as he wished to create a pleasant environment for the workers.⁹² He had also transported most of the production machinery from the Asylum to Melrose and understood how the design would best fit production needs. Construction of the factory began in 1923 and the machinery brought from Seacliff was installed. It was designed to allow manufacturing on a gravity system. The raw product entered on the top floor and emerged three stories below as canned emulsion.⁹³ Completed in 1924, production of "the now famous Emulsion" got underway.⁹⁴ It was estimated that "a girl may pass out 20 to 30 tins a minute".⁹⁵ A large shed, 20 by 40 feet, was also built as a storeroom for raw material and the finished product awaiting export to "all over the world."⁹⁶ An observer noted in 1926 that "a track was worn between them [the factory buildings] and the house".⁹⁷

⁸⁸ Nelson Evening Mail, "Plunket Society."

⁸⁹ Bowman and Cox, "Truby King Heritage Area Evaluation."

⁹⁰ Hawera & Normanby Star, "Plunket Society."

⁹¹ Evening Post, "Page 12 Advertisements Column 9"; Heritage New Zealand Pouhere Taonga, "Karitane Products Society Building (Former)."

⁹² Bowman and Cox, "Truby King Heritage Area Evaluation."

⁹³ Evening Post, "Food for Babies."

⁹⁴ Thames Star, "Plunket Society."

⁹⁵ Evening Post, "The Karitane."

⁹⁶ Evening Post.

⁹⁷ Otago Daily Times, "A Wizard on a Peak."



The factory was added to or altered in 1926. There were two building consent applications: one in March and the other in June. The March alteration was to the value of £286 and the June works were valued at £640. The builders were Wilson and Johnson.⁹⁸ In 1932 and 1936 more alterations were made to the combined value of £270.⁹⁹ These various additions were an example of Truby King's constant tinkering and experimentation in all his areas of interest.

Like most of Truby King's business ventures, the factory proved unprofitable initially.¹⁰⁰ Formula was not only sold in Aotearoa New Zealand but exported to England, Australia and South Africa.¹⁰¹ In May 1927 Truby King officially gifted the "Melrose Emulsion Factory" to a newly constituted Karitane Products Society Ltd. Run by an unpaid board of directors, all surplus profits would be passed to the Plunket Society.¹⁰²

In 1938, the year King died, major additions and renovations to the factory were designed by architects Swan and Lavelle. The works were undertaken by J.W. Knight at a cost of £7,100. The exterior was extensively remodelled including the addition of a top floor to house an administrative area. There were also significant additions to the north and east of the factory. This addition was unusual in its non-rectilinear plan but had a pleasing, simplified Moderne/Art Deco façade.¹⁰³

Small additions were made in the following years. In 1942, for example, an air raid shelter was added to the factory, and in 1949 the laboratory was extended.¹⁰⁴ The factory continued to make baby formula for the next 37 years, until the Karitane Products Society range was licensed to Douglas Pharmaceuticals in 1986. The Karitane Products factory then closed, but the machinery was left in situ and still in working order. The building was sold into private ownership and modified in 1988. In 1993-1994 it was sympathetically divided into apartments. The exterior of the factory and, remarkably, the machinery remained largely untouched. It became a feature of the largest apartment and in 2012 the owners

⁹⁸ Wellington City Council, "Antico Street [21A Manchester Terrace], Factory Additions"; Wellington City Council, "Antico Street [21A Manchester Terrace], Additions to Factory."

⁹⁹ Wellington City Council, "19 Manchester Terrace [21A Manchester Terrace], Additions to Factory"; Wellington City Council, "Antico Street [21A Manchester Terrace], Factory Alterations."

¹⁰⁰ Bowman and Cox, "Truby King Heritage Area Evaluation."

¹⁰¹ Evening Post, "Food for Babies."

¹⁰² Evening Post.

¹⁰³ Bowman and Cox, "Truby King Heritage Area Evaluation."

¹⁰⁴ Wellington City Council, "19 Manchester Terrace [21A Manchester Terrace], Addition to Laboratory"; Wellington City Council, "Antico Street [21A Manchester Terrace], Air Raid Shelter at Factory."



signed a protective heritage covenant with Heritage New Zealand Pouhere Taonga.¹⁰⁵

Karitane Hospital

The Karitane Hospital had its roots in a licensed home for babies born out of wedlock, founded by Truby King. It was a protest against what the Kings perceived as inadequate police inspection of other registered homes. Bella explained their motivation in 1909: “we set out to prove these children were not necessarily foredoomed to death or misery—that for the most part, if given proper care and attention, they were almost as capable as growing up into healthy men and women as the more fortunate children of married parents, and that it was in the interests of the State that this should be the case”.¹⁰⁶ The home was established in the Kings’ holiday house at Karitane. Soon after, in 1906, local Karitane midwives, Mere Harper and Ria Tikini delivered baby Thomas Ellison. Breastfeeding problems caused the baby to lose weight and weaken. The midwives took the baby to Truby King, who took him into the licensed baby home at his Karitane house. Baby Tommy was cared for under the King’s supervision: “Young Tommy thrived under their care and returned home to his whānau a well child.”¹⁰⁷ The Karitane model was born.

In December 1907, the first permanent Karitane Home, as it was known, was established in a house gifted for the purpose in Andersons Bay, Ōtepoti Dunedin. The name Karitane stuck, despite the new location. Karitane hospitals followed in Ōtautahi Christchurch in 1917, Whanganui in 1919, Tāmaki Makaurau Auckland in 1924, and Waihōpai Invercargill in 1926.¹⁰⁸ While caring for sick and weak babies, it also provided a facility where mothers could be supported and trained in “mothercraft”.¹⁰⁹ Truby King’s particular mothercraft training spread nationally and internationally, and today the name Mothercraft is still used to describe parenting courses held around Aotearoa New Zealand.¹¹⁰

Te Whanganui-a-Tara Wellington’s Karitane hospital, built on the Melrose estate, was the first to be purpose-built.¹¹¹ Melrose was considered the perfect site

¹⁰⁵ Bowman and Cox, “Truby King Heritage Area Evaluation.”

¹⁰⁶ Evening Star, “The Karitane Home.”

¹⁰⁷ Plunket Whānau Āwhina, “Our History.”

¹⁰⁸ Tennant and Courtney, “‘The Karitane’ in New Zealand Journal of History.”

¹⁰⁹ Tennant and Courtney.

¹¹⁰ Waikato DHB, “Mothercraft”; Lyttelton Times, “Welfare of the Child”; Ashton, “Karitane’s Contribution to Public Health in New South Wales 1923-2000,” 32.

¹¹¹ Tennant and Courtney, “‘The Karitane’ in New Zealand Journal of History.”



because of the fresh air, sunshine, and restorative views.¹¹² While Rotary undertook the massive fundraising project for the hospital, which extended over a period of 14 years, Gray Young designed the hospital in 1926. Truby King's directive was to build "a temple to motherhood, ...with an intangible sense of refreshment, regeneration and recreation".¹¹³ Gray Young described the hospital's design as "simplicity . . . coupled with dignity and repose ... to afford rest and relief to the mind and to the eye, as well as the body".¹¹⁴ Gray Young used architectural features akin to those of the Wellesley Club as well as Truby King's house.¹¹⁵ The building was a long rectangle with two right-angled wings projecting eastwards at each end, enclosing a grassed courtyard. It was "the last word in hospital construction".¹¹⁶

Tenders for the erection of the hospital were advertised in March 1926.¹¹⁷ Fletcher Construction won the tender and works began soon after. On 28 July 1926 Lady Alice Fergusson, wife of the Governor-General, laid the foundation stone.¹¹⁸ The building was completed in 1927 and officially opened in front of huge crowds by the Duchess of York (later Queen Elizabeth, 1936-1952, and The Queen Mother thereafter).¹¹⁹ The Duchess of York was received by Truby King and after the ceremony she spoke with him, complimenting him on his work. After a tour of the hospital, where the Duchess stood on the balcony and took in the views, she visited the King's home where she saw "one of the classes at work" and showed "a keen interest".¹²⁰ The Queen Mother would return to the hospital on her second tour of the country 30 years later.¹²¹

The hospital was a multi-purpose building, incorporating spaces for ailing babies, rest areas for tired mothers, Mothercraft training spaces, nurses' accommodation and lecture rooms for training successful candidates to be Karitane nurses, along the lines laid out by Truby King.¹²² The building had three wards for babies, which could hold eight babies in each, plus an isolation ward sitting apart from the main

¹¹² Bowman and Cox, "Truby King Heritage Area Evaluation."

¹¹³ Chapman, "In a Strange Garden: The Life and Times of Truby King," 177.

¹¹⁴ Chapman, 177.

¹¹⁵ Chapman, 177.

¹¹⁶ Times, "Child Welfare."

¹¹⁷ Evening Post, "Page 14 Advertisements Column 8."

¹¹⁸ 'On Mount Melrose', *Evening Post*, 28 July 1926, p.10.

¹¹⁹ 'The Karitane', *Evening Post*, 5 March 1927, p.10; 'Scene at Karitane Hospital yesterday after the opening ceremony by the Duchess of York', *Evening Post*, 08 March 1927, p.9.

¹²⁰ Evening Post, "Opened by Duchess."

¹²¹ Bowman and Cox, "Truby King Heritage Area Evaluation."

¹²² Evening Post, "Opened by Duchess."



building. There was also a milk room, “where running water surrounds the milk bottles and a free current of air blows always over them”.¹²³ The mothers’ bedrooms all opened onto a verandah. Fifteen bedrooms ranged along a long corridor in the upstairs portion of the building for matrons, nurses and trainees. They also had their own dining room, sitting room and lecture rooms. Adjoining the isolation ward was the laundry on the ground floor and space for domestic staff above.¹²⁴

The *Evening Post* described the interior decorations of the hospital: “

Other pleasing details are the wallpapers and furnishings. Each room has a charming and distinctive paper, and the carpets and furniture are well in keeping, so that there is nothing of the "institutional" atmosphere, but rather a true “home” feeling...There is also an abundance of verandahs about the building, which access from all rooms by long-sashed windows....All are exceptionally sunny and sheltered. A jarrah floor has been laid in the wide entrance hall, in the nurses; dining room, and in their sitting-room, and provision has been made for all three to be opened into one for dancing and for the dining and sitting rooms to be used as a lecture room”.¹²⁵

In 1938, following Truby King’s death and carrying out a last wish, the hospital was renamed the “Lady King Hospital”.¹²⁶ In 1941 Gray Young designed extensions to the hospital, adding a three-storey accommodation block.¹²⁷ Many thousands of mothers and babies passed through the hospital during the following decades. Increasing numbers of Karitane-trained nurses were required to provide care. The number of Karitane trainees rose from 330 in the 1920s to 714 in the 1930s, 1056 in the 1950s and to a total of 1119 in the 1970s.¹²⁸ Pressure grew on accommodation both for nurses and for mothers and babies in the hospital.¹²⁹

In 1959 a Government Consultative Committee on Infant and Pre-School Services recommended that the Karitane hospitals “should be maintained — and sustained”, and that they should continue to be run by Plunket with substantial

¹²³ Evening Post, “The Karitane.”

¹²⁴ ‘The Karitane’, *Evening Post*, 5 March 1927, p.10.

¹²⁵ Evening Post, “The Karitane.”

¹²⁶ Star, “New Name for Plunket Nurses.”

¹²⁷ Chapman, “In a Strange Garden: The Life and Times of Truby King,” 178.

¹²⁸ Tennant and Courtney, “The Karitane’ in New Zealand Journal of History.”

¹²⁹ Tennant and Courtney.



state input. Increased funding followed.¹³⁰ As a result, plans were developed for a major modification to Te Whanganui-a-Tara Wellington's Karitane hospital: a three-storey nurses' home. It was designed by John Standish on a very restricted site in the Brutalist architectural style.¹³¹ The addition was built by contractors Upton and Shearer who won the tender at a price of £68,400.¹³² The 'T'-shaped building sat at the south end of the hospital and was essentially two rectangular pieces. The stalk of the 'T' rested on concrete pillars, allowing ease of access. Horizontal lines ran across the elevations, enabling panoramic view shafts. The three-storey concrete block featured nineteen bedrooms on the first and second floor, and two bedrooms on the ground floor, along with shared bathroom facilities. There was also a recreation room on the third floor.¹³³ The new building was opened in 1963 and named Cobham House.¹³⁴ Lord Cobham was Governor-General of Aotearoa New Zealand from 1957 to 1962; Lady Cobham was a patron of the Plunket Society.¹³⁵ This substantial Modernist contribution was a fine legacy to both Plunket and the capital city, and likely architect John Standish's last completed project, as he unfortunately drowned in 1964.

However, a decade later, the Karitane hospital system was seen as an outdated health care model, and funding was increasingly difficult for Plunket. In 1978, Te Whanganui-a-Tara Wellington's Karitane hospital closed its doors. That same year almost all of the other Karitane hospitals around the country closed, with the exception of Waihōpai Invercargill, where Plunket supporters managed to keep their hospital open until 1980.¹³⁶

The Plunket Society leased out the building until 1982 when it was sold to the World Government of the Age of Enlightenment (Inc), which used it as a base for its courses in transcendental meditation. It was then sold in 1998 to Melrose Conference Centre Ltd who operated it as a conference facility until 2014. It was then sold into private hands, and the nurses' home was converted into a residential building for long-term residents, with single rooms and shared kitchens

¹³⁰ Tennant and Courtney.

¹³¹ Journal of the NZ Institute of Architects, "Karitane Hospital Nurses Home, Melrose, Wellington."

¹³² Wellington City Council, "Antico Street [21 Manchester Terrace], Karitane Nurses Home."

¹³³ Bowman and Cox, "Truby King Heritage Area Evaluation."

¹³⁴ Wellington City Council, "Antico Street [21 Manchester Terrace], Karitane Nurses Home"; Hunt, "1920s Wellington Maternity Hospital in Historic Park Demolished, despite Heritage Listing."

¹³⁵ Evening Post, "Lady Cobham Holding Baby with Nurse Looking on, Karitane Home, Wellington."

¹³⁶ Margaret Tennant and Lesley Courtney, 'The Karitane': The Rise and Fall of A Semi-Profession for Women', *New Zealand Journal of History*, 51, 1 (2017), pp.113-134.



and bathrooms.¹³⁷ The original hospital was declared earthquake prone by Wellington City Council and the deadline for completing the seismic works was August 2012.¹³⁸

In December 2020 this first purpose-built Karitane Hospital was demolished.¹³⁹ Its loss has had an enormous impact on Aotearoa New Zealand’s historic and cultural values. It was the first purpose-built Karitane Hospital built with community-raised funds. Although architecturally designed, no doubt Truby King significantly influenced the plans, and the building was the crowning glory of the Melrose estate. The Hospital was of significant national historical value in its own right, and the impact on the Melrose complex was momentous. Despite the loss of this heritage fabric, however, the site continues to tie together a number of the remaining features historically and physically. Its garden setting and panoramic views remain as a testament to the restorative purpose of the hospital, which Truby King particularly emphasised. His curative therapies for all, from the insane to infants, were largely based on sun, fresh air, views and physical interaction with exterior spaces. Also, the hospital is not completely gone: the Cobham House addition remains as another significant testament to the works of the hospital. The nurses’ home addition was an important part of its functioning. It embodies important historical and social values associated with the training of nurses to support the Plunket mission. Nurses’ homes are also increasingly becoming a rare type of heritage place.¹⁴⁰ Its Brutalist architecture speaks to an aspect of Aotearoa New Zealand’s home-grown response to the international Modernist movement.

The site of the former Karitane Hospital calls to mind what internationally renowned writer James Joyce described as “Absence, the highest form of presence”; the power of the absence of an iconic structure calls to mind its former presence, reminding us to value and protect our existing heritage buildings.

¹³⁷ ‘WN383/74. [SEP] Historic complex with sweeping views for sale’, *Dominion Post*, 15 Sept 2014, <http://www.stuff.co.nz/dominion-post/business/commercial-property/10494906/Historic-complex-with-sweeping-views-for-sale> ; Capital House website, www.capitalhouse.co.nz , accessed 29 Aug 2020

¹³⁸ This history written by Elizabeth Cox, July 2020. Other sources include Kerryn Pollock, 'Pregnancy, birth and baby care - Postnatal and baby care', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/pregnancy-birth-and-baby-care/page-7> (accessed 25 July 2020); Chapman, Lloyd, *In a Strange Garden: The Life and Times of Truby King*, Penguin Books, 2003, p176

¹³⁹ Hunt, “1920s Wellington Maternity Hospital in Historic Park Demolished, despite Heritage Listing.”

¹⁴⁰ Wagstaff, “Correspondece.”



Truby King Mausoleum

By 1934, Truby King required round-the-clock nursing care.¹⁴¹ He expressed a wish to be interred in his Melrose gardens.¹⁴² It was highly unusual for an individual other than a head of state to be interred outside a cemetery, but to honour the wishes of one of Aotearoa New Zealand's most famed citizens, Parliament included Section 23 in the Reserves and other Lands Disposal Act: "it is hereby declared that after his death, whenever the same shall occur, the burial of the body of Sir Frederic Truby King, Kt, CMG, MB, CM, BSc, may be lawfully made in the land ... owned by the said Frederic Truby King at Mount Melrose in the City of Wellington....The body of the late wife of the said Frederic Truby King now interred in the Porirua Cemetery may...be exhumed and reburied in the said land."¹⁴³ With the Act passed, Truby King chose the site of an existing pergola on high ground to the south of the house. In 1936 he contracted Martin and Dyett, surveyors and civil engineers, to design a mausoleum. Construction costs amounted to £218 and, in its original form, appears to have been an unadorned concrete vault. As always, expense was spared on himself. The mausoleum was quickly built and completed in 1936.¹⁴⁴

On 10 February 1938 Truby King died in his sleep in his eightieth year.¹⁴⁵ The Government's response was to honour him with a state funeral - the first private citizen to be so honoured. His body lay in state at St Paul's Cathedral, guarded by eight Plunket nurses.¹⁴⁶ The Bishop of Wellington performed the service and pallbearers included prime minister, Peter Fraser and future prime minister Walter Nash. Crowds lined the streets from the Cathedral as the funeral procession returned Truby King home to his final resting place—Melrose.¹⁴⁷ At the graveside "[l]oudspeakers carried the Bishop's words to the large crowd as Truby King's casket was interred in his tomb".¹⁴⁸ Bella was soon quietly reinterred beside her husband.

Shortly after Truby King's death, Plunket launched a national appeal for funds to erect a memorial over the grave.¹⁴⁹ In 1940 Plunket approached the government

¹⁴¹ Chapman, "In a Strange Garden: The Life and Times of Truby King," 202.

¹⁴² Taken from WCC Heritage Report, 'Truby King Mausoleum', <http://www.wellingtoncityheritage.org.nz/buildings/151-300/197-2-truby-king-mausoleum?q=>

¹⁴³ New Zealand Government, "Section 23, Reserves and Other Lands Disposal Act 1936."

¹⁴⁴ Bowman and Cox, "Truby King Heritage Area Evaluation."

¹⁴⁵ Chapman, "In a Strange Garden: The Life and Times of Truby King," 202.

¹⁴⁶ Brookes, "King, Frederic Truby"; Chapman, "In a Strange Garden: The Life and Times of Truby King," 204.

¹⁴⁷ Chapman, "In a Strange Garden: The Life and Times of Truby King," 205.

¹⁴⁸ Chapman, 207.

¹⁴⁹ Heritage New Zealand Pouhere Taonga, "Truby King Mausoleum."



with a request to contribute funds. In July £2000 was voted for a memorial and the Minister of Health placed on record that “there was no one in New Zealand whose service was held in higher esteem than the late Sir Truby King... The result of his work could be seen everywhere and the amount to be voted was small when compared with his value to New Zealand and the world at large.”¹⁵⁰ Although the government intended the subsidy to be used for the erection of a Karitane nurses’ training school in Ōtepoti Dunedin, it was instead at least partly used to erect a mausoleum over Truby and Bella King’s grave.¹⁵¹ In October 1941, the national memorial to Truby King was unveiled at Melrose. The path and brick steps, which originally led up to the pergola, now lead to a flat stone base, enclosed within balustrading featuring the Karitane emblem of a mother and her child and Plunket’s motto “To help the mothers and save the babies”. At the far end was a concrete wall with a bronze medallion of Truby King and the inscription “Frederic Truby King K.T., C.M.G., M.B., B.Sc, who unselfishly devoted his life to the promotion of the health of women and children in New Zealand. Beside him lies his wife, Isabella Cockburn King. obit. 1927. Together they founded the Royal New Zealand Society for the Health of Women and Children (Plunket Society).”¹⁵²

The mausoleum has been cared for by the WCC since the Council purchased the area in 1991. It is now part of the Truby King Park.

Truby King Park including garden walls, gates and paths, entrance arches, glasshouses, and trees

Always a keen gardener, it was at Melrose that Truby King could finally indulge his last great passion. His father, fluent in French, was an importer of seeds and plants.¹⁵³ From the earliest days of Truby King’s career, he had been a keen gardener and even took papers in botany while studying medicine at Edinburgh University.¹⁵⁴ At Seacliff Asylum, he developed extensive lawns and pleasure gardens – not only for the patients’ use and enjoyment, but as a therapeutic activity. Truby King became increasingly interested in the relationship between the lived environment and a “lunatic’s” psychology and pathology.¹⁵⁵ The results, at least on the landscape, were impressive. Even today, with the Asylum gone, the Seacliff Park Reserve has a “decrepit haunting majesty”.¹⁵⁶

¹⁵⁰ Evening Post, “Plunket Founder.”

¹⁵¹ Evening Post.

¹⁵² Evening Post, “Sir Truby King Memorial.”

¹⁵³ Chapman, “In a Strange Garden: The Life and Times of Truby King,” 185.

¹⁵⁴ Brookes, “King, Frederic Truby”; Chapman, “In a Strange Garden: The Life and Times of Truby King,” 185.

¹⁵⁵ Bowman and Cox, “Truby King Heritage Area Evaluation.”

¹⁵⁶ Chapman, “In a Strange Garden: The Life and Times of Truby King,” 185.



When Truby King purchased the Melrose hilltop it was covered in gorse. While his house and factory were being built, Truby King and daughter Mary would visit the site for a full day's planting of pine trees and other shelter trees.¹⁵⁷ Once the house was completed, Truby King immediately set about creating the gardens.¹⁵⁸ He spent thousands of pounds on roading, paths, wind screens, the construction of a tennis court, and glasshouses. One of the most noted features was an extensive use of red brick for long lengths of wall, terracing, arches and pergolas. All this work could only be accomplished with the services of a full-time gardener. Truby King hired Dan Russell and by 1931 the garden was largely complete.¹⁵⁹ Russell would be the mainstay of the garden, outlasting Truby King. He retired at the end of the Second World War.¹⁶⁰

Daughter Mary described Truby King's approach to the garden in her 1948 biography:

Dr King did not plant anything because it happened to be the fashion or craze of the moment. "I think all the best roses are nearly as old as ourselves", he wrote, "and my aspiration is to produce as beautiful roses as I used to see when I was a small boy." But it was with rhododendrons and azaleas that he was specially successful. He imported a great number of these from Ghent [Belgium], and it was a joy to him when he opened up the crates after their long voyage to find them in flower! His rhododendron dell is acknowledged to be one of the finest collections in New Zealand...From Barbiers Nurseries in Orleans he imported many seedlings, rooted cuttings and young plants, finding it cheaper in the end to do so than to take the trouble of growing them himself. Hydrangeas, syringas, berberis and escallonias were boxed and railed to Toulon where orient steamers would pick them up... Dr King strove to convert his estate into a perpetual sanctuary and paradise for New Zealand native birds...Dr King's first intention was to depend on shelter mostly on New Zealand shrubs and trees, but he discovered that the tuis and mockas preferred the beautiful, quick-growing and everlasting flowering gums of Australia, and the Cape-gooseberries from South Africa. Cape-gooseberries showed themselves all over the estate...When the shrubs grew up round the houses, he would get a saw, and go out before breakfast to

¹⁵⁷ This text is based on the history of the garden given in WCC and Boffa Miskell, 'Truby King Park Conservation Plan', Wellington City Council, 1993, especially section 2.2.3, 3.2.1, and 3.2.3,

¹⁵⁸ Brookes, "King, Frederic Truby."

¹⁵⁹ Boffa Miskell Partners, "Truby King Park. Conservation and Management Plan," 10.

¹⁶⁰ Chapman, "Story of a Suburb: Island Bay," 192.



cut away branches which were obscuring the view of harbour and hills beyond. He would tie his handkerchief round a certain branch, retire to the dining-room to see if it really was the offending limb, go back and saw it off and tie his handkerchief round another one! He regarded it as a crime to cut off even one twig unnecessarily...In a second-hand store in Wellington he came across some old-fashioned ship's lanterns which he purchased for only 2s 6d each. These he had set into the low brick walls round the house, at various levels, partly for the illumination they would afford at night and partly for the aesthetic effect when lit by electricity. If any visitor was expected, a switch on the verandah lit them all simultaneously, and being at different heights and surrounded by rock plants, the effect was both unusual and striking".¹⁶¹

Similarly, when the Karitane Products Factory was built, Truby King surrounded the model factory with trees and flowering shrubs. Adjacent to the factory he had two large greenhouses erected for the propagation of seedlings. The land set aside for the Karitane Hospital also included two acres set aside as hospital garden. Truby King wanted the hospital grounds to be a "showpiece" which offered an "intangible sense of refreshment, regeneration and recreation which we not only want to give the mothers who will spend days or weeks in this new Karitane Hospital but to all those who may pay even a fleeting visit to the place. The Hospital will command an infinite outlook over land and water, and we shall make the grounds as beautiful as we can at all seasons of the year".¹⁶² Below the hospital's loggia were six terraces, to deal with the steep slope. They were planted with flowering shrubs and ornamental barberries imported from Orleans which turned scarlet in autumn. Alpine Tasmanian cider gums were established behind the hospital as a shelter belt.¹⁶³ To add "dignity to the approach" to the hospital, Truby King arranged for the road to be doubled in width.¹⁶⁴

It was rhododendrons, however, that were the greatest obsession for the "manic gardener".¹⁶⁵ Truby King wrote that he had "nearly 400 of the finest Rhododendrons in the world" and all visible from one point in the garden.¹⁶⁶ Truby King's biographer, Lloyd Chapman, suggests he first caught botanical fever in Edinburgh where botanists were bringing in new plants almost daily. His birthplace, Taranaki, also proved perfect for the shrubs and they were first

¹⁶¹ Boffa Miskell Partners, "Truby King Park. Conservation and Management Plan," 11–12.

¹⁶² Boffa Miskell Partners, 13.

¹⁶³ Evening Post, "The Karitane."

¹⁶⁴ Boffa Miskell Partners, "Truby King Park. Conservation and Management Plan," 13.

¹⁶⁵ Chapman, "In a Strange Garden: The Life and Times of Truby King," 183.

¹⁶⁶ Chapman, 194.



advertised for sale there in 1855.¹⁶⁷ It was Ōtepoti Dunedin’s climate, however, that proved best suited to rhododendrons and the country’s first hybrid was produced there. In 1914 the first Rhododendron Dell was established in the Dunedin Botanic Gardens.¹⁶⁸

Apart from the magnificent plantings, the major feature of the garden was brick: paths, walls, piers, pergolas, posts, porticos and a “moon gate” were all laid out in brick.¹⁶⁹ Brick walls created useable terraced areas on the steep slopes, and brick paths enabled access, but other brick creations seem to have no particular function. Some walls adjacent to the house, for example, have been criticised as “out of place” and “ill-conceived”, but the overall extent and complexity of the brick structures gave form to the garden and broke up the vista of solid planting.¹⁷⁰ The brick walls near the house had regular purpose-built gaps indicating that may have been the foundation for Truby King’s extensive strawberry collection. He ordered 255 strawberry plants from Barbier alone and grew 35 species.¹⁷¹ Despite the development of such a large and beautiful garden, Mary King did not think there was any plan: “like Topsy, the garden “just grew”.¹⁷² Consultants Boffa Miskell, who drew up a management plan in 1993, also decided the garden was not based on any traditional garden layouts. Indeed, it did not reflect a particular style at all.¹⁷³

Truby King did not limit himself to the Melrose estate gardens, but also set about beautifying the entire Melrose suburb, donating plants and organising the planting of open spaces. He also conscripted local inhabitants, giving instructions to the man of the house, whether they liked it or not. For the most part, he worked with the City Council. Truby King wrote in 1933 that he supplied the “brains, science and practical knowledge. The Council give me every assistance they can in the form of 'unemployeds' who are mostly useless unemployables. However, the Council and McKenzie heartily appreciate the fact that for every pound that they spend throughout this whole District, I contribute more than £10. ... the plants and plantings have been provided solely by myself. But for this, the whole area below Sutherland Crescent would still be merely a wind-swept, steeply sloping valley”.¹⁷⁴

¹⁶⁷ Chapman, 195; Otago Daily Times, “Legends of the Dell.”

¹⁶⁸ Otago Daily Times, “Legends of the Dell.”

¹⁶⁹ Chapman, “In a Strange Garden: The Life and Times of Truby King,” 185.

¹⁷⁰ Chapman, 185.

¹⁷¹ Chapman, 185.

¹⁷² Chapman, 185.

¹⁷³ Chapman, 185.

¹⁷⁴ Chapman, 191.



The Melrose garden was perhaps at its best in the early 1940s. By 1950, however, Dan Russell had retired, and Plunket hired the Tetteroo brothers to remove the overgrowth. Consultants Boffa Miskell later noted that, when comparing photographs, it is apparent that the Tetteroos “removed practically everything that Truby King or his gardener Dan Russell may have planted”.¹⁷⁵ The extensive brickwork remained untouched, but the removal of vegetation saw the steeper banks erode and become difficult to maintain. The Tetteroo brothers then built the extensive stone walls that now extend around most of the driveway to try and shore up the terraces.¹⁷⁶

By 1991, when the Wellington City Council took over the property, the garden was “completely overgrown, poorly maintained and in an overall condition of neglect and decay”.¹⁷⁷ Despite the modification of original plantings, however, the form of the garden had been maintained due to the extensive brickwork. This formed the basis of the reconstructive work.¹⁷⁸ Garden clearance and restoration began in the early 1990s. A number of significant historical trees were noted, but only four rhododendrons original to Truby King remained. Some trees and dead wood were removed, and small-scale replanting begun. Paths and driveways around the house were re-graded and re-asphalted. Brickwork was repaired on a like-for-like basis, using the same bricks made in Miramar during the 1920s. The gardens were renamed Truby King Park and the grounds opened to the public. In 1995 the Park was gazetted as an Historic Reserve. In 2006, the New Zealand Historic Places Trust (now Heritage New Zealand Pouhere Taonga) registered the area, covering the King’s house and mausoleum, the former Karitane Factory and Hospital, and the surrounding gardens as the Truby King Historic Area.

Legacy

I have heard with deep regret of the death of your father Sir Frederic Truby King, and I send you my heartfelt sympathy, I desire to express my admiration for his unbound devotion to the world-wide case of infant welfare.

Elizabeth R.

Truby King’s methods saw dramatic improvements in Aotearoa New Zealand’s infant mortality rates, which were soon the lowest in the world.¹⁷⁹ During the 1920s and 1930s Truby King’s methods spread worldwide, furthered by his

¹⁷⁵ Boffa Miskell Partners, “Truby King Park. Conservation and Management Plan,” 29.

¹⁷⁶ Boffa Miskell Partners, 29.

¹⁷⁷ Boffa Miskell Partners, 30.

¹⁷⁸ Boffa Miskell Partners, 31.

¹⁷⁹ Roe, “Chivalry and Social Policy in the Antipodes,” 401; Smith, “Truby King in Australia,” 26.



lecture tours and publications, and through the Mothercraft training centres established in his wake.¹⁸⁰ Truby King's methods were discussed and taken up in countries including England, Canada, Australia, France, Austria, South Africa and West Africa.¹⁸¹ English Training Colleges advertised for applicants on the basis of teaching his techniques.¹⁸² As a British commentator recently wrote about his effect in the England, Truby King was the "first guru on mothercraft matters...his was the decisive voice in the field".¹⁸³

Eulogised after his death in 1938, Truby King was lauded for his "noble service to mankind as founder of the Plunket system of child welfare" and with Ernest Rutherford shared the honour of being the two best known Aotearoa New Zealanders in the world.¹⁸⁴ Viscount Bledisloe described Truby King as "one of the world's greatest benefactors".¹⁸⁵ The Governor-General of Australia spoke of the "wonderful legacy his work has left to the world".¹⁸⁶ Another plaudit compared him to Christopher Wren: "Wren's best monument is his work; and the same thing can be said of most of the world's greatest. They leave behind them work which is an inspiration... continuing and vital work, which, started by the original creative brain, does not end with its death—work that is continuously expanding and is actively fruitful. To this high order of workers belongs the late Sir Truby King."¹⁸⁷ The Prime Minister of the day, Peter Fraser, spoke of the many great men Aotearoa New Zealand had produced, "but none was greater, as measured by the results of a life of great work, than Sir Truby King....a man whose greatness will endure, and whose work will go on from generation to generation, blessing thousands of children as yet unborn".¹⁸⁸ The decades following Truby King's death revealed the truth of the Prime Minister's words. The methods may have changed, but in 2021 Whānau Āwhina Plunket is actively involved with around 85% of all newborn babies in Aotearoa New Zealand.¹⁸⁹

¹⁸⁰ Smith, "King of Care"; Evening Post, "Sir Truby King Memorial"; New Zealand Times, "Mothercraft Training Society."

¹⁸¹ Lake Wakatip Mail, "Dr. Truby King, C.M.G."; Evening Post, "Sir Truby King Memorial."

¹⁸² Yorkshire Post and Leeds Intelligencer, "'All Saints' Nursery College, Harrogate. One Year's Training in the Care of Infants, Truby King Methods for Healthy and Dietetically Ill Babies Taught"; Sheffield Daily Telegraph, "'Sheffield Babies' Home. East Bank Rd,— Immediate Vacancies for Trainees, Year's Training. Truby King Methods Taught'."

¹⁸³ Smith, "King of Care."

¹⁸⁴ Evening Post, "A Benefactor of the Race."

¹⁸⁵ Evening Post, "Late Sir Truby King."

¹⁸⁶ Evening Post.

¹⁸⁷ Evening Post, "The Work and the Man."

¹⁸⁸ Evening Post, "Sir Truby King Memorial."

¹⁸⁹ Plunket Whānau Āwhina, "Our History."



Perhaps the last word on his legacy belongs to famed playwright George Bernard Shaw. He proclaimed that “Truby King was the greatest man in New Zealand, and should have the most imposing monument New Zealand can build to commemorate him.”¹⁹⁰ The best national memorial for Truby King, is the one he built for himself; the memorial that incorporates all his obsessions, his passions and life work—the site of the former Karitane Hospital, the Karitane Products Factory, his gardens, the last home he shared with his beloved Bella, and their final resting place together on the Melrose hills.

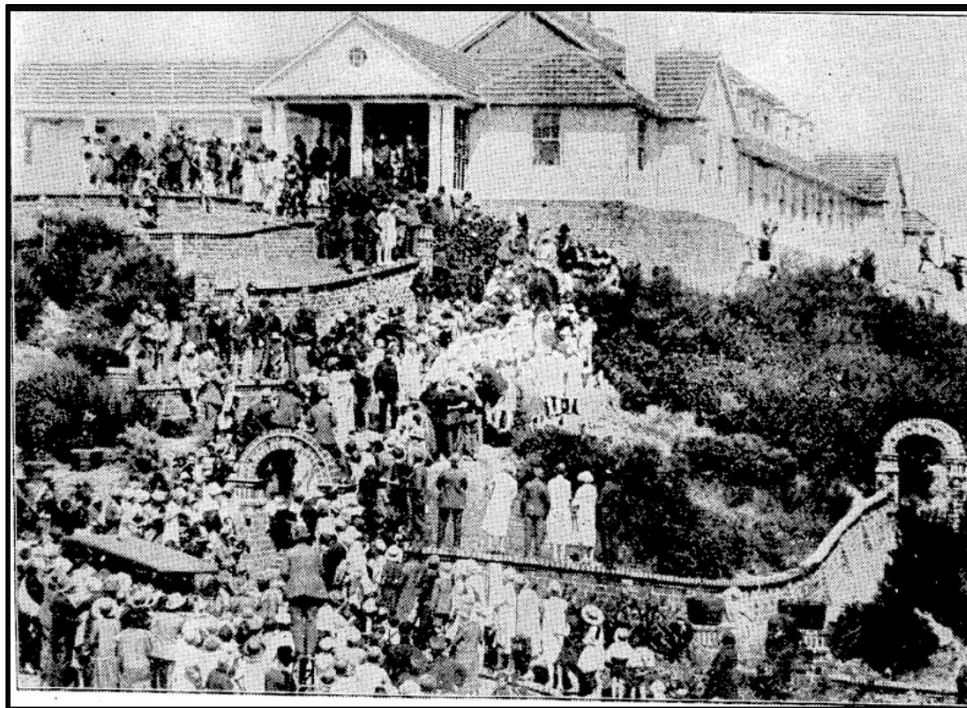
¹⁹⁰ University of Otago Library, “The Melrose Library: Reflecting the Life and Works of Sir Truby King.”



Photographs and Images



Truby King's House and Garden, Wellington City Council, <https://wellingtongardens.nz/our-gardens/truby-king-park/>



The Duchess of York (future Queen Elizabeth and Queen Mother) opening the Karitane hospital, Evening Post, 8 March 192?



Chronologies and Timelines

Timeline of events including modifications

1907	Founding of the Society for the Promotion of the Health of Women and Children (Plunket Society)
1922	Truby King purchases Lot 13, part of Section 5, Melrose
1923-1924	Truby King House constructed
1923-1924	Karitane Products Society Factory built
1926	Factory addition
1927	Death of Isabella King
1927	Truby King purchases Lots 1, 2, 3, 4, 5 and 6, part Section 5
1927	Karitane Hospital opened
1932	House donated by Truby King to the Plunket Society
1932	Factory addition
1935	Garage added under the house
1938	Frederic Truby King dies
1938	Major alterations to the factory in Art Deco style
1941	Mausoleum built
1942	Air raid shelter added to factory
1949	Addition to laboratory in factory
1951	House converted into two flats
1962	Nurses home built as extension to Karitane Hospital
1978	Karitane Hospital closed, leased to various tenants
1979	Caretaker's flat formed at the west end of the house
1982	Karitane Factory sold
1988-1994	The factory building modified, then divided into apartments
1988	Factory repiled
1988	Office alterations, (in house?)
1989	Business alterations (in house?)
1989	Factory, house and mausoleum registered by Historic Places Trust
1990-1991	Site purchased by WCC and garden began to be managed as one of the Botanic Gardens of Wellington
1994	Partial conversion of Factory to a studio apartment
1995	Area gazetted as a Historic Reserve
2002	Truby King House and Garden Trust was formed to support the WCC in conserving, restoring and maintaining the house and garden
2006	The New Zealand Historic Places Trust (now Heritage New Zealand Pouhere Taonga) registered the area as a Historic Area
2020	Demolition of the Karitane Hospital



Biographies

William Gray Young (1885-1962)

The following is taken from Wellington City Council's biography of the architect.

William Gray Young is one of Te Whanganui-a-Tara Wellington's pre-eminent architects of the early 20th century. He was born in Oamaru and moved to Te Whanganui-a-Tara Wellington with his family as a child. After leaving school he was articled to the Te Whanganui-a-Tara Wellington architectural firm of Crichton and McKay. In 1906, at the age of 21, he won a competition for the design of Knox College, Ōtepoti Dunedin, and commenced practice on his own account shortly after. He started designing houses at the age of 18 with a home for his father in Kelburn in 1903. His domestic buildings were in various styles including the English domestic revival, Californian bungalow, Colonial revival and neo-Georgian. It is for houses built in the Georgian style that he is best known. An excellent example is the first he built in this style, Elliott House, at 43 Kent Terrace.

Gray Young was elected a Fellow of the New Zealand Institute of Architects in 1913, served on the executive committee from 1914 to 1935, and was President from 1935 to 1936. He was also elected a Fellow of the Royal Institute of British Architects.

Prior to World War I, Gray Young worked in collaboration with Stanley Fearn and Austin Quick, and a formal partnership was formed between Young and Fearn in 1922. He later formed the practice of Gray Young, Morton and Young which is best known for the design of the Wellesley Club, Weir House and the Wellington Railway Station.¹⁹¹

Dr Frederic Truby King (1858-1938)

The following is taken from Dictionary of New Zealand Biography by Barbara Brookes.

Dr Frederic Truby King provided the impetus for The Society for the Promotion of the Health of Women and Children, commonly known as the Plunket Society.

At age 22, Ngāmotu New Plymouth-born King left a career in banking to pursue one in medicine. He studied medicine and public health in Edinburgh, then returned

¹⁹¹ Wellington City Council, "William Gray Young."



to Aotearoa New Zealand with his new wife after eight years abroad in 1888. The following year King was appointed medical superintendent of Seacliff Lunatic Asylum, the country's largest, north of Ōtepoti Dunedin.

King took readily to the challenge of turning a badly-designed farm asylum into a workable institution with a productive farm and beautifully planted grounds. He was, above all, an individualist. His independence from the medical profession and his impatience with bureaucracy helped shape the course of his career.

At the turn of the century, the childless Kings took in an infant. Truby King turned his formidable attention towards the feeding and care of infants, a field that linked his desire for the prevention of insanity and his experimental work with nutrition. In 1907, exasperated with the uncooperative Ōtepoti Dunedin medical community, King addressed a meeting in the town hall on the promotion of the health of women and children, and the Society for the Promotion of the Health of Women and Children was born.

The society, which came to be known as the Plunket Society after Lady Victoria Plunket, the wife of the governor and an ardent supporter, spread rapidly. Truby King's reputation in infant welfare grew, and he inspired upper-class women to devote their energies to promoting the cause of child welfare. Committees were formed throughout the country, local clinics were opened and nurses trained in infant welfare visited mothers in their homes.

Truby King's legacy, widespread in Aotearoa New Zealand, Australia and Britain, was the doctrine of feeding by the clock. When he died in 1938 he became the country's first private citizen to be honoured by a state funeral.¹⁹²

Physical description

Setting and surrounds

Truby King's former Melrose estate, including the house, factory and hospital, are set in the original gardens now known as Truby King Park. The Park is an area of approximately 1.9 hectares and is open to the public. Under an archway proudly bearing the name 'Karitane', the drive passes the former factory, taking in expansive views to the left and a steep bank of dense shrubs to the right. Pathways disappear to the garden at intervals and another arch advertises the Karitane Products Society Ltd. As the driveway branches left and right, access to the mausoleum sits at the crossroads. Following the driveway around the house, panoramic vistas of Te Whanganui-a-Tara Wellington city, its harbour and hills

¹⁹² Tonks, "Truby King"; Brookes, "King, Frederic Truby."



come into view. Small brick patios form viewing platforms and brick-lined paths divert from the driveway down the hill. Trees and shrubs abound. Following the drive along the brow of the hill, the visitor comes to the site of the former hospital and Cobham House. It is this site which has the most breathtaking views, uninterrupted by trees or bush.

Proposed Area

The area proposed to be encompassed by Heritage Area is the Truby King Park including Truby King House (former), Truby King Mausoleum, Karitane Products Society Factory (former), garden walls, gates, paths, glasshouses, original rhododendrons, and trees; the site of the Karitane Hospital (former) and Cobham House.

Archaeological sites

The site was in private hands but there is no evidence of occupation or particular activity on the site prior to 1900.

Buildings or features

The following is taken from Elizabeth Cox and Ian Bowman's description in their Historic Heritage Area Evaluation report for the Truby King Historic Area. The former Karitane hospital was demolished in December 2020 and the site has not since been revisited. A description of the former hospital is included here to provide context and a record of its condition prior to demolition.

Truby King House (former)



Looking up towards the front and side elevations of the house, 2020, Ian Bowman, Wellington City Council.



The Truby King House, designed by the prominent Te Whanganui-a-Tara Wellington architect William Gray Young in 1923, is a single storey, 1920s domestic residence. In its original form, the house had an American colonial character, most particularly in the long verandah of the north elevation. The verandah was set under the slope of the main roof, supported by large square timber columns. The bedroom walls were punctuated by small-paned French doors that opened out onto the verandah. The character of the house was somewhat altered by the alterations that in-filled the verandah but this was an early alteration and is generally in keeping with the style of the house.

The architecture, generally, is unpretentious—a plain weather-boarded structure with casement windows and a low-pitched galvanised mild steel roof. The plan form of the house is loose and pleasantly rambling. An entrance hall divides the house into two distinct areas. On the east side are the bedrooms (originally three) and a stud; there are ample service rooms with a linen storage room, two bathrooms (one of these is now two toilets) and two separate toilets. The west side of the house contained a formal living and dining room with timber panelling, also a kitchen, pantry, laundry and a fourth bedroom (presumably for a maid or servant). Two open porch areas in this part of the house are now enclosed.

Natural ventilation was provided via open porches to the south, and timber grilles were fitted above the doors to bedrooms 1 & 2 and the layout of the house made the most of natural light and of the panoramic views to the east and west. The spatial planning of the house is said to illustrate King's 'ideas about the importance of the environment on people's lives.'

King's study was located to the east of the house and was home to his personal library. A sliding window, perhaps a later addition, allowed for spectacular views. Parts of the operating winch that once operated the window can be seen in the cupboard in front of the window.

The use of the north verandah must have been limited to fine days since the exposure of the house to all winds was very great before the nearby trees reached maturity. Early photographs show sliding mesh screens that were arranged to deflect the wind without interfering too much with the views. Again, these screens are not part of the architectural design and were apparently devised by King himself.

Generally, the timber used in the house is rimu, both for the framing and the interior finishing. Matai was used for the bevel-back rough sawn weatherboarding, and the exterior trim and some flooring; jarrah was used for the flooring of the study and living room.



Materials:

- Concrete footings
- Brick chimneys with ash pits
- Timber flooring, tongue & groove wall linings to pantry, bathrooms, WCs, linen room, cupboards, laundry, meat safe, larder and to the wall behind the bookshelves in the study, tongue & groove ceiling/soffit lining under the verandah.
- Timber 'mock' panelling to the walls of the 'nooks', hall and the wall of the dining room that includes the gas-fire.
- Fibrous plaster sheet finish generally to walls and ceilings
- Timber structure with timber weatherboard cladding
- Timber joinery (doors and windows etc.) & timber shelving to the study
- Corrugated iron (or mild steel) roofing

Truby King Mausoleum



View of the memorial mausoleum, 2015, Charles Collins, Wellington City Council

The mausoleum sits at the top of a narrow plateau on the ridge that leads to Truby King's house. From the southern or narrower end, a path winds its way to a set of stairs that rise to the top, where the mausoleum is sited. A considerable number of the stair risers are made from granite – the same used on the



mausoleum. The latter portion of the path is straight and framed by yew trees, and this formal layout contrasts with the informality of the park grounds. The mausoleum itself is in two parts. The vault is beneath, while the memorial is above. The vault was partly excavated and is accessed from the east, via steps down from the eastern path. The form of the structure is very simple, with concrete walls containing a rectangular space built to house the two coffins. The walls and ceiling are painted a dull yellow and the rendered surface is lined out to resemble stone construction. An inspection of the surface reveals that the render was tinted.

Above the vault is a slab of concrete, topped by pavers. On the northern side of this arrangement is an upright slab. The granite slab – composed of a number of separate pieces – contains an inscription and a relief of Truby King’s head. To the east and west are elegant bronze Art Deco-styled balustrades, incorporating the Plunket Society emblem.

Materials

- Concrete
- Cast stone
- Granite
- Bronze railings and plaques

Karitane Products Society Factory (former)



View of factory from driveway, 2015, Charles Collins, Wellington City Council



The factory is sited on a west-facing hillside, surrounded by extensive landscaping and planting.¹⁹³ It is an amalgamation of two buildings. The first part of the factory, built in 1924, presents as a functional structure. A three-storey design, it allowed the manufacture of Karitane food products to work on a 'gravity bed' system, with mixing, processing and packaging on distinct levels. Originally the factory included domestic-like features such as wooden casement windows and hipped roofs of corrugated iron. The original interior colour scheme was green on black, with green Eterenite wall linings and Terrazzo flooring. Little is left of the original exterior, although the original machinery was still intact and in excellent condition by the mid-1990s. Other surviving internal features include the Eterenite wall linings and Terrazzo flooring. Leadlight windows feature a stylised flower design and the Society's monogram 'KPS'.

A 1938 addition to the building, combined with extensive remodelling, saw the factory presented in the Moderne style, with an Art Deco entrance. All the original elevations, except the south and a small part of the west elevation, were remodelled with a flat roof, pronounced parapet, and metal window joinery. An addition replaced the original north façade and entry hall, and reinforced concrete extensions were made to the north of the building. The total floor area was more than doubled.

In 1988 there were general renovations to the building, and in 1993-1994 the building was sympathetically converted to residential apartments.

Materials (original, according to specification)

- Reinforced concrete foundations, floors and walls
- Cement render
- Timber casement windows and skylights
- Timber exterior doors
- Galvanised steel roofing, guttering and flashings

Materials for the extensions include:

- Membrane roof
- Metal windows

¹⁹³ This is taken from WCC Heritage Report, 'Karitane Products Society Building (former)', <http://www.wellingtoncityheritage.org.nz/buildings/151-300/198-the-former-karitane-products-society-building?q=>, accessed July 2020



Karitane Hospital (former)

The former Karitane hospital was demolished in December 2020 and the site has not since been revisited. A description of the former hospital is included here to provide context and a record of its condition prior to demolition.



View of hospital entry, 2015, Charles Collins, Wellington City Council

The Hospital was a large two-storey purpose-built building erected in 1927. Access to the hospital was from a driveway that branches off the main drive from Manchester Terrace.

Visitors were greeted with spectacular views over Rongotai, Evans and Lyall Bays. After walking up a large set of concrete stairs they came to the main grass forecourt with concrete paths and the entrance at the eastern elevation. The hospital was designed as a long building running from north to south elevations, with two large wings at each end and a smaller wing at the southern end.

The central part of the ground floor was split by a corridor that ran the length of the building and divided the different sections of the house. The northern end housed the matron's bedroom and sitting room and an office. The south end had a sister sitting room and bedroom, and a space for premature babies. All these rooms had doors opening out onto the forecourt verandah. The other side of the corridor featured large sitting and dining rooms for trainees, connected to a large



industrial kitchen to the south, and service spaces to the north. The sitting room and dining room were later combined into a large dining room. The northern wing featured a long verandah along this elevation, part of which has since been enclosed. This wing contained bedrooms, as well as a weighing room and a patients' sitting and dining room. The southern wing had three large rooms for babies, a washing room, and the kitchen. The smaller southern wing featured an enclosed yard, a laundry, milk cooler, isolation ward and maids' sitting room.

The first floor of the hospital, which did not extend past the two wings, featured twelve cubicles, four bedrooms and toilets, along with a balcony. There was also a small space above the smaller southern wing, with four cubicles. In 1935 minor modifications were undertaken with a new isolation ward added at the south elevation, and a new drying room and cubicles added at the eastern elevation.

Cobham House



Cobham House 2020. Photographer Rosa Woods <https://www.stuff.co.nz/dominion-post/news/wellington/123560990/1920s-wellington-maternity-hospital-in-historic-park-demolished-despite-heritage-listing>

The main modification to the hospital was this 1960s addition of the Brutalist-styled Cobham House. The block was built for the purpose of nurse's accommodation and featured nineteen bedrooms on the first and second floor, and two bedrooms on the ground floor, along with shared lavatory facilities. A recreation is also on the third floor. These rooms remain similar to their original layout. By 2021 the building had been earthquake strengthened and was used for "affordable housing".¹⁹⁴

¹⁹⁴ Hunt, "1920s Wellington Maternity Hospital in Historic Park Demolished, despite Heritage Listing."



Materials

- Concrete foundations
- Rendered brickwork
- Timber joinery and eaves
- Metal roofing (originally Marseille tile)
- Rendered brick chimneys
- Wrought iron balustrading
- Metal roof ventilators

Truby King Park: garden walls, gates, paths, entrance arches, glasshouses, original rhododendrons and trees



View of drive surrounded by brick walls and garden, 2015, Charles Collins, Wellington City Council

The extensive grounds on the Melrose estate were laid out by Truby King in just over a decade—a short space of time for such a large and difficult landscape. In that time, he “thoroughly transformed the land from a barren windswept hill to a lush garden and the site of his personal 'mothercraft' empire.”¹⁹⁵ The garden featured what was said to be the finest Rhododendron Dell in the southern hemisphere. Only four original rhododendrons remain. Since Truby King’s death,

¹⁹⁵ Heritage New Zealand Pouhere Taonga, “Truby King Historic Area.”



the garden suffered the removal of many original plantings and of general neglect. The value of this spectacular garden was not appreciated in time to save the plants that were gathered from all over the world and carefully tended. Thankfully, the extensive brick paths, walls and terracing remain as a testament to Truby King's design and planning ideas about plant husbandry and gardening.¹⁹⁶

Today much of the original garden area is incorporated in the Truby King Park and is well cared for by the Wellington City Council. It is accessed from Manchester Terrace entering under a brick arch inscribed with the words "Karitane Products Society Ltd". Between Manchester Terrace and the former hospital and nurses' home is extensive planting with sloping brick retaining walls, with missing bricks as weep holes, small buttresses and header bricks as a coping. Brick piers also line the roadway.

The road north towards the house divides either side of a small, elongated mound on which the mausoleum is located. Brick steps, pathways and sloping walls with copings matching the hospital retaining walls lead up to the memorial. Brick piers mark changes in path direction. The steps and paving leading up to and on the floor of the memorial are concrete, while the low wall bases to the east and west and the memorial itself are granite. Above the granite walls are bronze railings with bronze medallions impressed with the Plunket Society logo. The memorial has a bronze medallion of Truby King and an incised memorial description.

Continuing on the road north towards the house, extensive curving brick retaining walls, piers, paths, steps, Classical arched gateways and ornate walls surround the house. The tops of tall piers were intended to contain plants, some remain. The road encircles the house, returning to the junction below the memorial. The lower wall lining the road to the east of the house has a stone wall above the brickwork. The stone wall was likely a later addition.

Materials

- Extensive planting
- Extensive brick walls, paving, steps, piers, gateways
- Stone walls
- Timber and steel mesh barriers
- Asphaltic paths and roads

¹⁹⁶ Heritage New Zealand Pouhere Taonga.



Comparative Analysis Summary

With such a complex site encompassing a variety of functions the Truby King Heritage Area has no direct comparisons. Aspects of the estate, however, can be compared: the large, landscaped gardens including various structures; a former hospital; and another estate developed by Truby King.

Wellington Botanic Garden

Wellington Botanic Garden is open to the public, like Truby King Park. Its original function was not curative, but as a garden for plant trials and acclimatisation, and research into native plants. Interestingly for a public botanic garden, there was no overarching landscape design, and, like Truby King's, it evolved based on a series of pragmatic decisions made as it expanded, based on topography, climate, horticultural tastes of the day.¹⁹⁷ The Botanic Garden also contains various buildings, structures and artwork that contribute architectural values and add significantly to the aesthetic value of the garden. The Wellington Botanic Garden is listed as a Historic Area with both the Wellington City Council and Heritage New Zealand Pouhere Taonga.

Tūpare

Like Truby King Park, Tūpare, a public garden on the outskirts of Ngāmotu New Plymouth is a large property on a steep site. The Mathews family took eighteen months to clear the “wilderness” and built brick and concrete walls to contain the sloping land. Like Truby King, the Mathews prioritised planting shelter trees as protection from strong winds and shared their love of rhododendrons planting them en masse. The Mathews' Arts and Crafts home was designed in 1929 by noted architect James Chapman-Taylor. Like Truby King, the Mathews had significant input into the final design. Tūpare house and garden are scheduled on New Plymouth's District Plan.

Chest Hospital Heritage Area

The former Chest Hospital Heritage Area in Te Whanganui-a-Tara Wellington is another important example of an historic public health site, built for a specific function. In 1919 a purpose-built Fever Hospital and Nurses' home was erected on the site. Like the Karitane Hospital it provided care and recuperation for patients, although it did not function as a training hospital in the same manner as Karitane. Both buildings were architecturally designed by noted Te Whanganui-a-Tara Wellington architects and both hospitals closed within a few years of each

¹⁹⁷ Shepherd and Cook, “The Botanic Garden Wellington, A New Zealand History 1840-1987,” 349.



other. Although the Chest Hospital and Nurses' home were in poor repair, they were fortunate to come under the ownership of the Wellington City Council.¹⁹⁸ Today the buildings are used by the SPCA and both the Hospital and Nurses' home are included in the Wellington District Plan and on Heritage New Zealand Pouhere Taonga's List.¹⁹⁹

Seacliff Lunatic Asylum

Perhaps one of the most interesting direct comparisons with Truby King's Melrose, is his first "estate": the Seacliff Lunatic Asylum in Ōtepoti Dunedin. It was at Seacliff that Truby King almost had free rein, given his reputation as an important innovator and role model, and general disregard for financial strictures and government bureaucracy. Indeed, there was a degree of experimentation in almost every undertaking. Like the Lord of the Manor, not one building or structure was erected without his oversight and personal philosophies at its foundation. The Melrose estate was no different. Every aspect, every design, every structure, every plant was under Truby King's direction – and all was underpinned by his desire to promote the health and welfare of infants and their mothers. The Asylum buildings were demolished before their true heritage significance was properly understood. The garden remains as a public reserve but is not tended with regard to its historic values. The absence of Seacliff is still a presence—in the remains of foundations, the information boards, and in the sense of the place— in spite of its demolition.

Heritage Evaluation Criteria

A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) Themes: the place is associated with important themes in history or patterns of development.

¹⁹⁸ Wellington City Council, "Alexandra Road Chest Hospital."

¹⁹⁹ Heritage New Zealand Pouhere Taonga, "Fever Hospital (Former)."



The buildings and the land that make up Truby King’s former Melrose estate have **significant** historic and cultural values for their association with the historic theme of infant and maternal health, both in Aotearoa New Zealand and internationally.

(ii) Events: the place has an association with an important event or events in local, regional or national history.

The heritage area is associated with Aotearoa New Zealand’s first private state funeral and the 1927 Royal visit of the Duke and Duchess of York. The area has **some** significance for these associations on a **local** and **national** level.

(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

The heritage area is associated with the life and work of the founders of the Plunket Society, Truby King and his wife Bella who made an extremely **significant** contribution to the health and welfare of Aotearoa New Zealand—from the insane to infants. This important contribution was of both **national** and **international** significance. The original buildings on the Melrose estate are also associated with noted Te Whanganui-a-Tara Wellington architect William Gray Young. This provides **significant**, and perhaps unique **national** insight into the development of an architect’s oeuvre on one complex site over a period of time. The historic area is also **nationally significant** for its long association with the Plunket Society. It uniquely combined hospital, factory, restorative garden spaces, and home of the Society’s founder on one site. Although the first purpose-built Karitane Hospital no longer remains, its site, footings, setting and Cobham House extension remain as a **significant** testament to the values once embodied by the Hospital. The Kings’ mausoleum, is also a **significant national** memorial to a Aotearoa New Zealander who spent most of his life serving society’s most vulnerable.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.

The heritage area has extraordinarily **significant** values for its association with the **regional** experiences of the many thousands of mothers and babies who spent time in the hospital from the 1920s until the 1970s. It is a testament to Karitane hospitals



around the country which served the **nation's** mothers and babies. It is also associated with millions of infants worldwide who were nourished by the emulsion that was produced in the Karitane Products Factory and were reared under Mothercraft rules. The site of the former Karitane Hospital and the extant nurses' home addition are associated with the place of training, living and working for many thousands of Plunket and Karitane nurses. This training was recognized **internationally**. The historic area is also the most **nationally significant** symbol of the Plunket Society, and its involvement with generations of Aotearoa New Zealanders.

B. Physical values: these values relate to the physical evidence present.

- (i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.***

The site, including that formerly occupied by the Karitane Hospital, was potentially a site of pre-1900 activity. An investigation of the site using archaeological methods may contribute to the knowledge and understanding of the **region**. The archaeological values are considered to be of **minor** significance.

- (ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values***

Truby King's house and the former Karitane Products Factory have **significant** architectural value in the Te Whanganui-a-Tara Wellington **region** as a notable collection of the work of highly regarded architect William Gray Young. Truby King's direct input into the design of the only purpose-built Karitane Factory, as well as his own residence, enhances their architectural values on a **national** basis. Truby King was responsible for a number of architectural designs at Seacliff and elsewhere but none survive. The brick and stone retaining walls, piers, steps, archways and neo-Classical walls also have architectural **significance**, which enhance the qualities of the adjacent buildings and landscape. John Standish's Brutalist addition to the demolished Karitane Hospital is architecturally **significant** for its fine contribution to the development of a **national** home-grown Modernism.



- (iii) *Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.***

The Truby King Park, which encompasses the house, mausoleum and garden has **significant** townscape value as a **regional** recreation area. Its panoramic views, garden setting and proximity to other recreational green areas such as the Wellington Botanic Garden contribute to its townscape values. Manchester Terrace, the original driveway, forms part of the Southern Walkway, from the bottom of Mount Victoria to Island Bay.

- (iv) *Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.***

The Karitane buildings, particularly the residence and factory, are **significant** as part of a **national** group of buildings which were used for the delivery of Karitane and Plunket services. They are the most significant buildings of the wider group, as Truby King was involved with their purpose-built designs. Additionally, the mausoleum, landscaping, site of the former hospital and Cobham House have **significant national** values as a coherent complex with one single purpose: promoting the life and work of Sir Truby King.

- (v) *Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.***

The heritage area has strong **national significance** for the manner in which its surroundings contribute to an understanding of the Truby King and Plunket story. The topography, panoramic views, unobstructed sunshine, and relative isolation were all central themes in Truby King's curative therapies. The topography was particularly relevant to the design of the Karitane Products Factory which took advantage of the steeply sloping site for an efficient production regime. The design of the house also took advantage of the benefits of the site: panoramic views, a plethora of "fresh" air, a remarkable garden, and set at the crest of the hill where Truby King could survey the Karitane enclave below. The landscape design responded to and enhanced the natural topography of the site.



(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region

The Karitane Products Factory, and its extant original machinery, have **significant national** values for the way in which they contribute to our understanding of the preparation and production of Truby King's emulsion – a formula on which generations of babies were raised, **nationally** and **internationally**. The garden and landscaping have **some national** significance as they represent the continuing exploration and practical application of Truby King's philosophies concerning the interaction of the natural environment to mental health, maternal wellbeing, and infant welfare.

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

The Karitane Products Factory was specifically designed to enable a manufacturing system using gravity. Production of Karitane food products worked on a 'gravity bed' system, with mixing, processing and packaging on distinct levels. This technological method lends the factory **national** significance.

(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

The heritage area contains buildings and structures of varying degrees of integrity. Truby King's home and mausoleum have **significant** degrees of integrity. Cobham House, which was attached to the former hospital, also has a **significant** degree of integrity. The Karitane Products Factory has been modified on the interior but some machinery remains in situ, and the exterior retains a **significant** degree of integrity, particularly dating from the 1938 addition. The gardens may have lost many original plantings, but the general landscaping, layout, original rhododendrons and trees retain a **significant** degree of integrity.



- (ix) ***Age: the place is particularly old in the context of human occupation of the Wellington region.***

N/A

C. Social values: these values relate to the meanings that a place has for a particular community or communities.

- (i) ***Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.***

The heritage area has a strong and special association with the Plunket Society, which continues the intention of Truby King, if not the methods and philosophies. Although Karitane hospitals no longer operate, Cobham House stands as a testament to the work of Karitane-trained nurses and the mothers and babies they cared for. Additionally, the mausoleum was built as a national memorial to the work that Truby and Bella King dedicated their lives too. The historic area, therefore, has **significant** sentiment values on a national level.

- (ii) ***Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.***

Plunket is an international brand. The international community were familiar with Truby King and his methods, Mothercare and the Karitane emulsion products during his lifetime and ongoing. While his importance may have faded globally, Aotearoa New Zealanders still embrace Plunket and its role with newborns, infant care and family life. Karicare is still available on supermarket shelves. Many would be familiar with Karitane hospitals and the role they played in maternal and infant welfare. In 2005, Sir Truby King was voted the eighth most important New Zealander in history.²⁰⁰ The loss of the Karitane Hospital in 2020 sparked public outrage and a clear sense of loss. The historic area, then, has **significant national** recognition value.

²⁰⁰ Wikipedia, "New Zealand's Top 100 History Makers."



(iii) Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community

Many generations of Aotearoa New Zealanders have had Plunket record books, and many generations of mothers had relationships centred around infant care and wellbeing with Plunket nurses. The Plunket Society, Truby King's greatest legacy, provides a sense of continuity for the majority of Aotearoa New Zealanders, part of the Plunket community as babies and as new parents. This connection is historical and cultural and continues to provide a **significant** sense of continuity **nationally**.

D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.

Not assessed

E. Rarity: the place is unique or rare within the district or region.

This e heritage area is unique in Aotearoa New Zealand as a complex comprising the site of a privately established hospital for the public good, nurses' home, factory and private residence, all established within a large landscaped area, and all developed by a person of **national** and **international** significance. The Truby King Heritage Area has **significant** rarity value.

F. Representativeness: the place is a good example of its type, era or class it represents.

The buildings individually are representative of the types, styles and forms of construction of the period. They are also representative of the architecture of William Gray Young and John Standish. The buildings then have **some** representative value on a **regional** level. The complex as a whole is representative of Truby King's philosophy and life's work, and of **groups** of Plunket-related buildings which once dotted most Aotearoa New Zealand suburbs, **representing** those that no longer remain, including a group of buildings designed by Truby King at Seacliff Asylum.



Heritage Assessment Criteria

This building has been assessed against the Evaluation Criteria and found to be significant in the following heritage values: A,B,C,E,F

A: Historic values	Significant
(i) Themes	Y
(ii) Events	Y
(iii) People	Y
(iv) Social	Y
B: Physical values	Significant
(i) Archaeological	Y
(ii) Architectural	Y
(iii) Townscape	Y
(iv) Group	Y
(v) Surroundings	Y
(vi) Scientific	Y
(vii) Technological	Y
(viii) Integrity	Y
(ix) Age	
C: Social values	Significant
(i) Sentiment	Y
(ii) Recognition	Y
(iii) Sense of place	Y
D: Tangata whenua values	
E: Rarity	Significant
F: Representativeness	Significant

Recommendations

The Truby King Estate meets the threshold for eligibility as a Historic Heritage Area. The Truby King Heritage Area should include Truby King House, Truby King Mausoleum, the Karitane Products Society Factory (former), the site of the Karitane Maternity Hospital (former), Cobham House, garden walls, gates and paths, entrance arches, glasshouses, original rhododendrons and remaining trees planted by Sir Truby King. The scheduling should protect the exterior form, materials, scale and roof line of the buildings and structures, and extend over the entire legal site boundaries.

The places meet the threshold for eligibility as a Heritage Area as it has significant **historic** and **cultural** values associated with the historic theme of infant and maternal health, both in New Zealand and internationally. The area is



associated with Sir Frederic Truby King, a person of national significance and international reach. The area has significant **physical** values, encompassing architecturally significant buildings retaining a high degree of integrity. This rare and significant complex of Karitane and Plunket-related buildings also has important group value. The place also has strong **social** values, with high recognition and continuity values for generations of Plunket babies.

Extent of the Place

It is recommended that the extent of the area is Lot 3 DP 12692 (RT WN31D/11); Lot 2 DP 12692 & Lot 1 DP 80801 (RT WN47B/601) including privately held land Lot 2 DP 8506 (RT WN383/74) and Lot 3 DP 80801 (RT WN51B/828, WN51B/820, WN51B/821, WN51B/822, WN51B/823, WN51B/824, WN51B/825, WN51B/826, WN51B/828, WN51B/829), Wellington Land District.

Inventory of buildings and features

Key:

Status:

- 4 Listed by WCC or registered by HNZPT
- 3 Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object
- 2 Contributes to the values of the heritage area
- 1 Neutral impact on heritage area
- Neg. Negative impact on heritage area

Name of building / feature	Status
Mausoleum	Already listed - 4
Truby King House	Already listed - 4
Karitane Products Society Factory	Already listed - 4
Entrance archways and brick structures, including walls, paths, columns	3
Gardens	3
Site of 1927 Karitane Hospital	3
Cobham House	3



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Appendices

This section includes the following appendices:

Appendix 1 Comparative analysis


Appendix 2 Wellington Thematic Heritage Study 2013

Appendix 3 Supplementary images

Appendix 4 Records of title

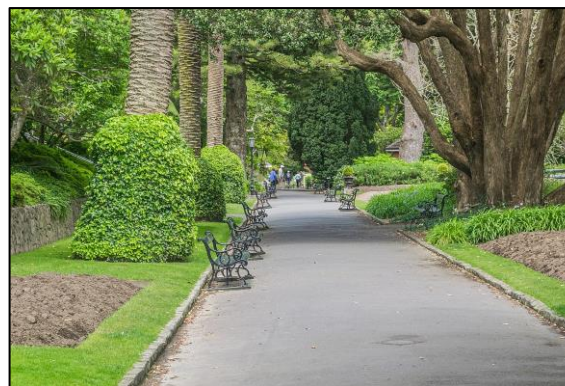
Appendix 1 Comparative analysis

Gardens with significant building; Hospital development with hospital and nurses' home, Truby King's Seacliff complex

Place name	Address/ location/ NZTM of area	Heritage Listing or recognition of significance of area	Photographs	Analysis
Botanic Garden Historic Area, Wellington	101 Glenmore Street, Kelburn, Wellington 6012	Listed as a Heritage Area by WCC and Heritage New Zealand (List No.7573)	 <p data-bbox="987 922 1554 1034"><i>Botanical Gardens, Wellington, 1905, Constable Postcard Collection, Ref:50001-1-52, Wellington City Libraries, https://wellington.recollect.co.nz/nodes/view/93</i></p>	<p data-bbox="1603 544 2087 1302">The Wellington Botanic Garden is one of Aotearoa New Zealand's most significant public gardens, occupying an area of 25 hectares in the suburb of Kelburn. Officially established in 1869, it was developed by geologist and explorer Dr James Hector fifty years before Truby King would begin developing his garden. The Botanic Garden was based on British philosophies about what a colonial botanic garden should be: not simply a place of beauty and calm but a place to conduct plant trials, acclimatisation, and research into native plants. Melrose gardens is comparable to</p>





Botanical Gardens, Wellington, 1910, Constable Postcard Collection, Ref:50001-3-194, Wellington City Libraries, <https://wellington.recollect.co.nz/nodes/view/3217>



Wellington Botanic Garden, 2019, Krzysztof Golik.²⁰¹

Wellington Botanic Garden in that it evolved not from any “grand architectural design but from a series of pragmatic responses to the site, climate, horticultural taste, and a variety of other uses and demands operating at different times”²⁰². As a result, the majority of the plantings in the Wellington Botanic Garden reflect ideas about science and the taste and fashion in gardening from different periods over its long history. Like Truby King’s Melrose estate, the Botanic Garden also contains buildings and structures that contribute to Aotearoa New Zealand’s architectural heritage and adds significantly to the garden’s aesthetic values. The Wellington Botanic Garden is also of significance from a social perspective. ‘Public in its creation and the purposes it serves’, the garden is both a public treasure and an important tourist attraction for visitors to Wellington.²⁰³



<p>Tūpare, New Plymouth</p>	<p>487 Mangorei Road, Highlands Park, New Plymouth</p>	<p>Listed on the New Plymouth District Plan.</p>	 <p><i>Tūpare gardens, Taranaki Regional Council, 2021, https://www.trc.govt.nz/gardens/tupare/</i></p>  <p><i>House and garden, 2020. ²⁰⁴</i></p>	<p>In 1931 Russell and Mary Matthews bought the property in Mangorei Rd, Ngāmotu New Plymouth. It was described as a wilderness. The Matthews began developing the garden using cheap and plentiful Depression labour. It took 18 months to clear the land. Like Truby King, they first planted shelter trees to help break the strong winds. The Matthews planted a range of plants, particularly Russell’s favourite rhododendron hybrids. Where Truby King had free range with his garden and rhododendrons, Mary had an equal hand at Tūpare, and much of it was planted as a cottage garden. Like the Melrose site, Tūpare was on a steep hill requiring contoured brick walls</p>
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²⁰¹ https://en.wikipedia.org/wiki/Wellington_Botanic_Garden#/media/File:Wellington_Botanical_Garden_10.jpg

²⁰² Shepherd and Cook, “The Botanic Garden Wellington, A New Zealand History 1840-1987,” 349.

²⁰³ Heritage New Zealand Pouhere Taonga, “Wellington Botanic Garden Historic Area.”

²⁰⁴ https://commons.wikimedia.org/wiki/File:T%C5%ABpare%2C_New_Plymouth.jpg



				<p>and concrete walls. The former family home was built in the Arts & Crafts / Tudor style and designed by renowned architect James Chapman-Taylor. Chapman-Taylor was later released from the contract and Russell took oversight of the construction, no doubt having a hand in the design as did Truby King. It is now owned the Taranaki Regional Council as a public park and event venue.²⁰⁵</p>
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²⁰⁵ Taranki Regional Council, "Tūpare."



<p>Alexandra Road Chest Hospital Historic Area</p>	<p>140 Alexandra Road, Newtown, Wellington</p>	<p>Historic Area listed by WCC in the District Plan Wellington Hospital For Infectious Diseases (Former) and former Nurses Home individually listed by WCC. Entered on HNZPT List as Fever Hospital (Former) List No. 5376, Category 2</p>	<div data-bbox="987 161 1509 531" data-label="Image"> </div> <div data-bbox="981 549 1554 632" data-label="Caption"> <p><i>'New fever hospital, 1926', Photographic Department, Wellington Hospital / Wellington School of Medicine, https://www.heritage.org.nz/the-list/details/5376</i></p> </div> <div data-bbox="987 703 1547 1091" data-label="Image"> </div> <div data-bbox="981 1107 1561 1163" data-label="Caption"> <p><i>Fever Hospital (Former), Wellington, Gary Pickburn 2011, https://www.heritage.org.nz/the-list/details/5376</i></p> </div>	<p>The Chest Hospital Heritage Area is a good comparison as a historic public health site with a particular health focus; in the same way Karitane focused on mothers and babies. The land was set aside for public health purposes in 1919. While the Melrose site was important for restorative views and landscape gardens, the Fever Hospital site was important for its isolation. Like Karitane Hospital, it was designed by Crichton and McKay with “well considered proportions”.²⁰⁶ It also included an adjacent nurses’ home. Over the next sixty years it catered for outbreaks of diseases like scarlet fever and tuberculosis, helping to prevent the spread of the diseases and providing care for the patient. Infectious disease rates fell with the advent of vaccinations and antibiotics. It</p>
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²⁰⁶ Wellington City Council, “Alexandra Road Chest Hospital.”



				<p>closed in 1981, like the Karitane Hospital and other such function-focused hospitals that closed in the late 1970s and early 1980s.</p> <p>207</p>
<p>Seacliff Lunatic Asylum</p>	<p>22, 36 Russell Road and Coast Road, Seacliff</p>	<p>Listed on Dunedin City Council's Schedule of Heritage Buildings as Seacliff Lunatic Asylum (Former), No. B839 and Schedule of Heritage Sites as Truby King Reserve, No.HS18. Entered on HNZPT List as Seacliff Lunatic</p>	 <p><i>Seacliff Lunatic Asylum, c.1910, Ref: 1/2-002563-F, Alexander Turnbull Library, https://natlib.govt.nz/records/23242138</i></p>	<p>Designed by R A Lawson in 1879, the Seacliff Lunatic Asylum was built between 1880 and 1884. It was Aotearoa New Zealand's largest public building for many decades. Truby King was Medical Superintendent from 1889-1921, developing the land and buildings to his own passions and philosophies. One of his first acts was to move the "airing courts" from the gloomy rear of the building to the sunny front to better access the restorative powers of sunshine, followed by: involving patients in the development of pleasure gardens; lowering interior windows so</p>



		<p>Asylum Site, List No. 7050, Category 1</p>	 <p><i>Clifton House, built 1918 by Truby King, for World War I vets suffering from mental ill-health. Ref: c/n E3307/46, Hocken Collections, https://hocken.recollect.co.nz/nodes/view/22260</i></p>  <p><i>Truby King Reserve at the former Seacliff Asylum site with the remains of some foundations, Grutness, 2014.²⁰⁸</i></p>	<p>panoramic views could be seen from inside; designing the “villa system” where patients were moved to small residential-like buildings; building a sewerage and drainage system to direct moisture away from the failing Asylum building; repainting interiors in light and pleasant colours to encourage recovery; and establishing a farm where patients could work and he could investigate animal husbandry and calf rearing. For thirty years not one structure was erected without his oversight and philosophies at its foundation. The Melrose estate was no different. As Truby King’s efforts at Seacliff have no extant physical reminder, the remains of his Melrose estate has all the more significance as a testament to the man and his work.</p>
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²⁰⁸ https://en.wikipedia.org/wiki/Seacliff_Lunatic_Asylum#/media/File:Seacliff_remains.jpg



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

<https://wellington.govt.nz/~media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf>

Themes & subthemes which apply to the place		
A2.3	Suburban Expansion	
A2.3J	Housing	Some
A2.6	Return to city living/ apartment dwelling	
A2.6B	Buildings modified for use as apartments	Yes. Both the factory, hospital and Cobham house have been converted in recent times.
A3.3	Response to Wind	
A3.3A	Tree planting as windbreaks	Yes. Truby King planted windbreak trees beginning in 1924.
B1.2	Domestic	
B1.2A	European	Yes. The house was originally the King's home.
B6.1	Technology and engineering	
B6.1D	Centres of research and development	Yes. Both the Karitane Hospital and Factory were continuing places for Truby King's research into the care of infants.
B8.1	Public health	
B8.1A	Hospitals	Yes.
B8.3	Private practice	
B8.3A	Private hospitals, doctor's room/ surgeries	Yes. Karitane hospital was a private hospital open to the public.
D4.1	Recreational Facilities	
D4.1H	Walking/ cycling tracks	Yes. Truby King Park is a recreational reserve.

D4.2	Walking	
D4.2A	Tracks, paths	Yes.
D4.3	Open Spaces	
D4.3A	Recreational reserves	Yes.

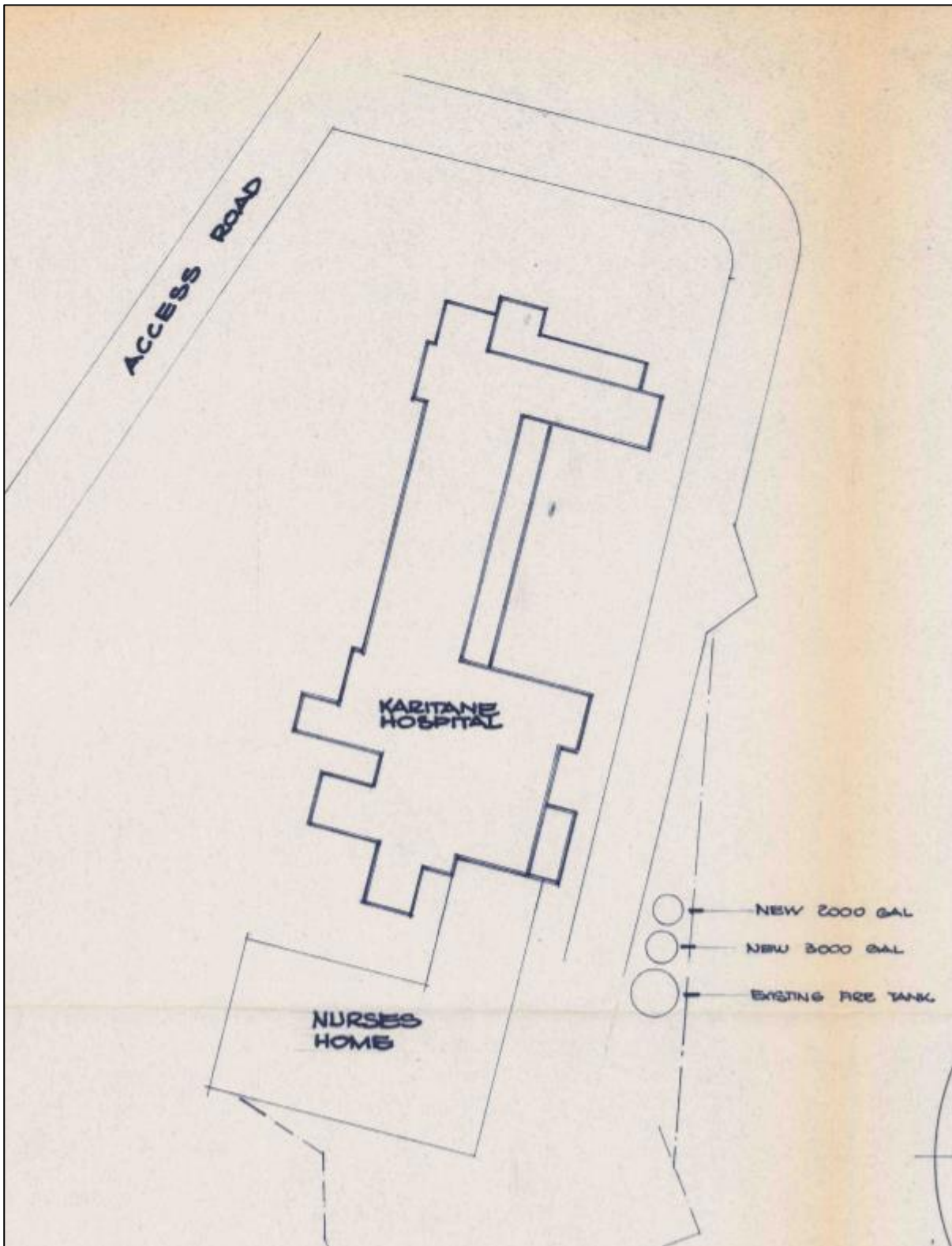


Appendix 4 Supplementary images



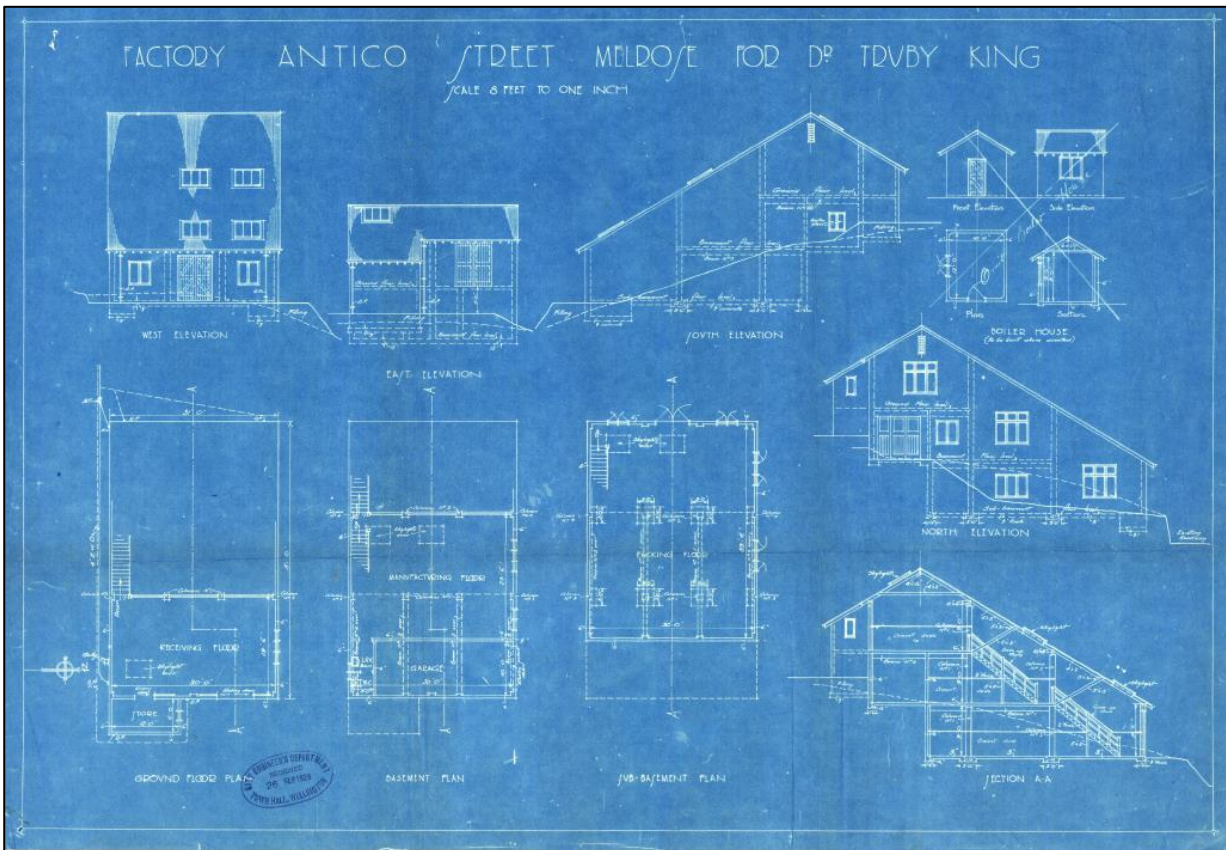
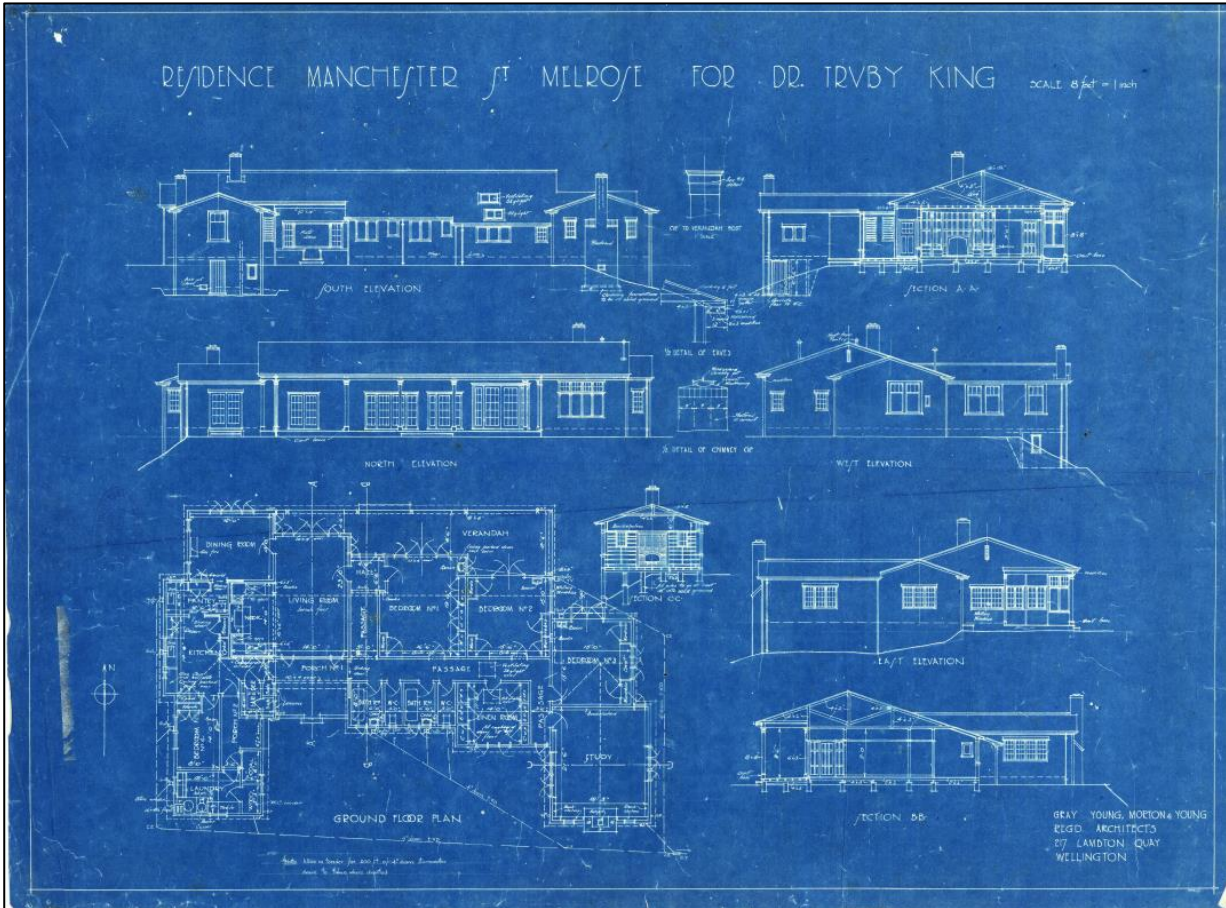
DP 145 showing subdivision of Section 5, 1878.

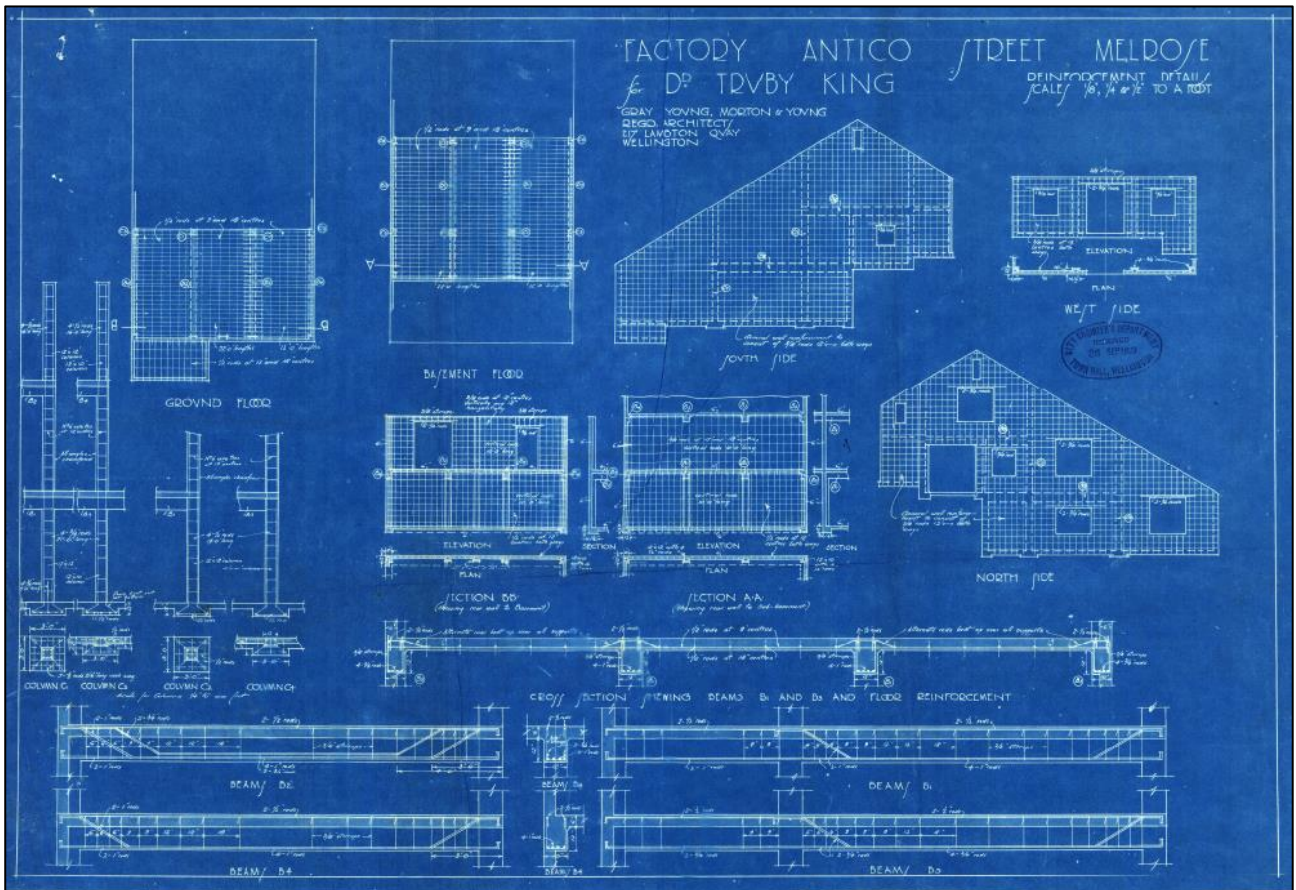




Detail of plan for upgrade of fire protection systems showing the layout of the Karitane hospital, 1976. From "Building: General File, Karitane Hospital", WCC Archives, Ref. 6/1006, <https://archivesonline.wcc.govt.nz/nodes/view/748109>.







Plans of residence and factory, from “Manchester Street, Antico Street [120 Duncan Terrace and 21A Manchester Terrace], dwelling and factory”, 1923, Ref: 00055:21:A2027, Wellington City Council Archives



Karitane hospital, Melrose, Wellington, taken from one of the brick archways in the garden, c1930s, PAColl-6097-012, ATL, Wellington, <https://natlib.govt.nz/records/22879521>





*The interior of the Karitane Products factory, with (left to right) Bill Scott manager, Madeline, and Truby King, 193?.
Photographer, S P Andrew Ltd, Ref: 1/1-018720-F, Alexander Turnbull Library,
https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE195507*





Funeral procession of Sir Frederic Truby King, 1938, New Zealand Freelance, Ref: PAColl-6388-06, Alexander Turnbull Library, https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE186693





Truby King's house, 1939, Ref: 1/4-048859-G, Alexander Turnbull Library, <https://tiaki.natlib.govt.nz/#details=ecatalogue.310596>



Truby King's Library, c. 1939, <https://www.wellingtoncityheritage.org.nz/buildings/151-300/197-1-truby-king-house-former>





View of entrance archway into the former factory, 2020, Ian Bowman, Wellington City Council



Appendix 5 Records of title

There are a vast number of records of title relating to the sizeable area of land. The most relevant titles have been added here. For the most part they are the most recent titles, the title that show the land coming into Truby King's ownership, and those that show the original owners of the larger area.

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **WN47B/601**
Land Registration District **Wellington**
Date Issued 29 August 1996

Prior References

[WN31A/637](#)

[WNA1/77](#)

Type Fee Simple
Area 7158 square metres more or less
Legal Description Lot 2 Deposited Plan 12692 and Lot 1 Deposited Plan 80801
Purpose Historic Reserve
Registered Owners
Wellington City Council

Subject to Section 241 Resource Management Act 1991

SUBJECT TO THE RESERVES ACT 1977

Appurtenant hereto is a right of way created by Transfer [215880](#) (affects Lot 2 DP 12692)

Subject to a right of way over part coloured pink on DP 12692 created by Transfer [188415](#) (affects Lot 2 DP 12692)

Subject to a right of way over part coloured pink on DP 12692 created by Transfer [188416](#) (affects Lot 2 DP 12692)

Lot 2 DP 12692 is subject to restrictive use as a burial ground under Section 23 Reserves and other Lands Disposal Act 1936 imposed by Gazette Notice [B489953.1](#)

[B153651.7](#) CAVEAT BY ROYAL NEW ZEALAND PLUNKET SOCIETY (INCORPORATED) - 10.4.1991 AT 2.28 PM (AFFECTS LOT 2 DP 12692)

Appurtenant hereto is a right of way created by Transfer [B153651.5](#) - 10.4.1991 at 2.28 pm (affects Lot 2 DP 12692)

Subject to a right of way over part marked A on DP 66358 created by Transfer [B153651.5](#) - 10.4.1991 at 2.28 pm (affects Lot 2 DP 12692)

Subject to a right to drain sanitary sewage over part marked G and a right to drain stormwater over part marked J on DP 86060 created by Transfer [B688327.8](#) - 8.10.1998 at 3.02 pm

The easements created by Transfer [B688327.8](#) are subject to Section 243 (a) Resource Management Act 1991



RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND UNIT TITLE

Identifier **WN51B/820**
Land Registration District **Wellington**
Date Issued 30 September 1997

Prior References

[WN47B/603](#)

Supplementary Record Sheet

[WN51B/828](#)

Estate Stratum in Freehold

Legal Description Unit 1 and Accessory Unit 1A and P4 and 1/4 share in Accessory Unit W and 1/7 share in Accessory Unit X
Deposited Plan 84185

Registered Owners

Julian Leicester Lake

[B619961.1](#) Consent Notice pursuant to Section 221 Resource Management Act 1991 by Wellington City Council - 30.9.1997 at 3.15 pm



Information last updated as at 08-Aug-2021



RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **WN47B/602**
Land Registration District **Wellington**
Date Issued 29 August 1996

Prior References

[WN31A/637](#)

Type Fee Simple
Area 1617 square metres more or less
Legal Description Lot 2 Deposited Plan 80801
Purpose Wellington Town Belt

Registered Owners
Wellington City Council



RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **WN31D/11**
Land Registration District **Wellington**
Date Issued 02 December 1987

Prior References

[WNF4/61](#)

Type Fee Simple
Area 7348 square metres more or less
Legal Description Lot 3 Deposited Plan 12692
Purpose Historic Reserve within the meaning of Section
 18 of the Reserves Act 1977

Registered Owners

The Wellington City Council

Subject to the Reserves Act 1977

Appurtenant hereto is a right of way on foot only created by Transfer [367619](#)

The right of way created by Transfer [367619](#) is subject to the Council's conditions of consent contained in Document K11530 and K24783

Appurtenant hereto is a right of way on foot only created by Transfer [395920](#)

The right of way created by Transfer [395920](#) is subject to the Council's conditions of consent contained in Document K11530 and K24783

[337](#) Order in Council imposing Building Line Restriction



NEW ZEALAND.



[CERTIFICATE OF TITLE.]

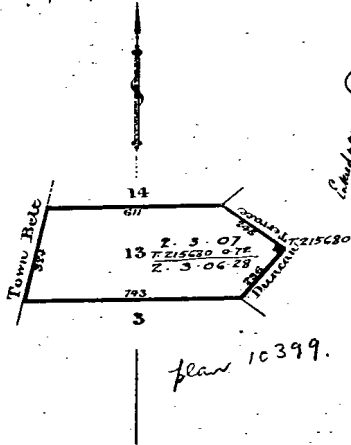
Register Book,
Vol. 30 Folio 139.

Reference To's Vol. 150

Pursuant to Memorandum of Exchange 18-018 James C. Shea of Wellington Merchant is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and incumbrances as are set forth by Aboriginal underwritten or indorsed hereon in that piece of land containing two acres three rods and seven perches more or less being the Section number Fiveless on a plan annexed in the Land Registry Office Wellington 1845 the same is delineated hereon enclosed red in the several measurements a little more or less which said land is part of the Section number five in the Public map of the Evans Bay District deposited in the Office of the Chief Surveyor at Wellington originally granted the sixth day of December 1845 to William John Smith and Daniel Devans In Witness whereof I have hereunto signed my name and affixed my seal this eighth day of September One thousand eight hundred and eighty two

Signed in the presence of
W. Sheehan
8th day of September 1882

District Land Registrar
of the District of Wellington

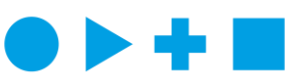


Scale 3 chains to an inch
Surveyed by
Chief Surveyor
Draughtsman

Order on General No. 337 produced 2nd November 1907 at 10 am
Duncan Ferrae
was compiled from the provisions of section 171
of the Public Works Act 1908 subject to certain conditions as to building lines.

- Transfer No. 11243 produced 1st February 1884 at 10.30 AM
William Henry Sheehy to James Clark of Wellington Clerk
- Mortgage No. 7109 produced 1st February 1884 at 10.30 AM
James Clark to William Henry Sheehy
- Mortgage No. 8047 produced 15th March 1887 at 11.20 AM
James C. Shea to the Bank of Australasia
- Transfer of Mortgage No. 8047 produced 9th August 1887 at 10.50 AM
The Bank of Australasia to William Sheehy
- Transfer No. 13235 produced 21st November 1887 at 2.50 PM
The Registrar of Supreme Court (under Mortgage No. 8047) to William Sheehy of Wellington Painter
- Transfer 47525 produced 5th December 1903 at 12.25 PM
William Sheehy to James Frederick Ferkins and William Joseph Ferkins both of Wellington Builders as tenants in common in equal shares
- Mortgage 13303 produced 8th April 1904 at 3.40 PM
James Frederick Ferkins and William Joseph Ferkins to Frances Fry of Wellington

CONTINUED



A7120 *Transferred* - 25th produced 25th April 1910 at 2:30 pm. *Copy of the Will of James Frederic Perkins granted to Annie Perkins of Wellington* *M. J. G. G. G.*

T 7550 *Perkins granted to Annie Perkins of Wellington* *M. J. G. G. G.*

M 75107 *Perkins* *M. J. G. G. G.*

T 75107 *Perkins* *M. J. G. G. G.*

T 75514 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

M 57166 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

WLL X 4650 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

WLL X 4677 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

T 83405A *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

T 85815 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

T 85816 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

T 85817 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

T 85817 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

X Canal 4677 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

X Canal 4680 *Perkins & James Taylor & William Perkins & James Taylor* *M. J. G. G. G.*

Transfer 85814 produced 15th June 1912 at 11:30 am. *Francis Smy (under Mortgage 43501) to William Joseph Perkins of Wellington District* *M. J. G. G. G.*

Transfer 87106 produced 15th June 1912 at 11:30 am. *Francis Smy to Francis Smy* *M. J. G. G. G.*

Transfer 85806 produced 15th June 1912 at 11:30 am. *William Joseph Perkins to Neil Somerton of Hamilton Farmer* *M. J. G. G. G.*

Transfer 85815 produced 15th June 1912 at 11:30 am. *Neil Somerton to Frederick Henry Powell of Hamilton Lumberman* *M. J. G. G. G.*

Transfer 85816 produced 15th June 1912 at 11:30 am. *Frederick Henry Powell to Cecil Norman Campbell Gordon of Hamilton Farmer* *M. J. G. G. G.*

Transfer 85817 produced 15th June 1912 at 11:30 am. *Cecil Norman Campbell Gordon to Walter Norman Campbell Gordon and Edward Percy of Hamilton Farmer as tenants in common in equal shares* *M. J. G. G. G.*

Transfer 12377 produced 30th October 1919 at 2 pm. *Agnes Dunlop Gifford and her husband both of Hamilton Farmers as tenants in common in equal shares to William Forster and James Scott Forster both of Hamilton Farmers as tenants in common in equal shares* *M. J. G. G. G.*

Transfer 15794 of mortgage 87166 to William Pryde as executor *W. H. G. G. G.*

Transfer 15799 produced 10th May 1922 at 2:30 pm. *William Bonlatron and James Scott Bonlatron to Frederick Truby King of Wellington Doctor of Medicine* *M. J. G. G. G.*

Transfer 15726 produced 10th May 1922 at 2:30 pm. *William Bonlatron and James Scott Bonlatron to Frederick Truby King of Wellington Doctor of Medicine* *M. J. G. G. G.*

DISCHARGE *M. J. G. G. G.*

Transfer 15797 Frederick Truby King to Edward Gillerton produced 20th July 1929 at 11:22 am. *M. J. G. G. G.*

DISCHARGE *M. J. G. G. G.*

Transfer 15807 Frederick Truby King to Edward Gillerton produced 20th July 1929 at 11:22 am. *M. J. G. G. G.*

DISCHARGE *M. J. G. G. G.*

Transfer 15833 Frederick Truby King to Stephen Williams produced 16th July 1929 at 11:46 am. *M. J. G. G. G.*

Transfer 15804 Frederick Truby King to Edward Gillerton produced 16th July 1929 at 11:46 am. *M. J. G. G. G.*

Exchange of mortgage 19202 & 204 in part *M. J. G. G. G.*

Transfer 215640 of lot 15 plan 10299 for street purposes discharged from mortgage 195013 *M. J. G. G. G.*

Transfer 215640 of lot 15 plan 10299 for street purposes discharged from mortgage 195013 *M. J. G. G. G.*

THIS REPRODUCTION ON A REDUCED SCALE CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952

M. J. G. G. G. D.L.R.



353/75

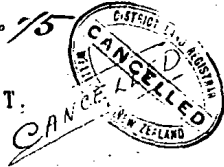
(Land and Deeds—t.
(Form B.

NEW ZEALAND.



Reference: Vol. 166, Folio 23
Transfer No. 188416
Application No.
Order for N/C No.

Register-book,
Vol. 383 folio 75



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-third day of December, one thousand nine hundred and twenty-seven under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that THE KARITANE PRODUCTS SOCIETY LIMITED

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing TWO ROODS TWENTY EIGHT AND SIXTY EIGHT ONE HUNDREDTHS PERCHES more or less situate in the City of Wellington, being part of Section 5 Evans Bay District and being also Lots 1, 5 and 6 on Deposited Plan No. 8506 TOGETHER WITH a right of way over Lot 4 on the said Deposited Plan coloured blue on the said plan hereon created by Transfer No. 188416



[Signature]
Assistant District Land Registrar.

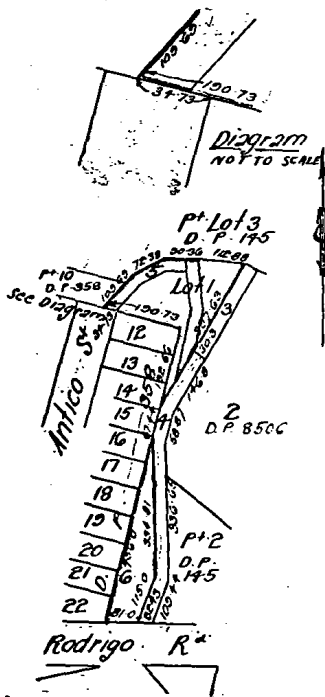
SUBJECT to a right of way over Lot 5 and part of Lot 1. Plan No. 8506 coloured yellow on the plan hereon created by transfers Nos. 188415 and 188416

K. No. 5584 Conditions of Consent by The Wellington City Council to the granting of above right of way as appurtenant to Lots 1 and 6 but not as appurtenant to any subdivision of the said Lots

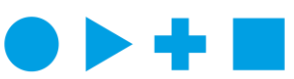
Mortgage No. 183956 Karitane Products Society Limited to The Bank of New South Wales produced 22nd December 1927.
DISCHARGE
PRODUCED 23rd

Consulted for Vol. 50 folio 80
T. 204061 (29.7.47)

CANCELLED



Total Area: 0 R. 2 2868
Scale: 2 Chains to an inch
J.M.



REGISTER NEW ZEALAND.

[Form B.]



Reference: Vol. 115, folio 167
Transfer No. 52212

Register-book,
Vol. 140, folio 23

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twentieth day of February, one thousand nine hundred and two, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, Witnesseth that William Parks of Wellington Miller

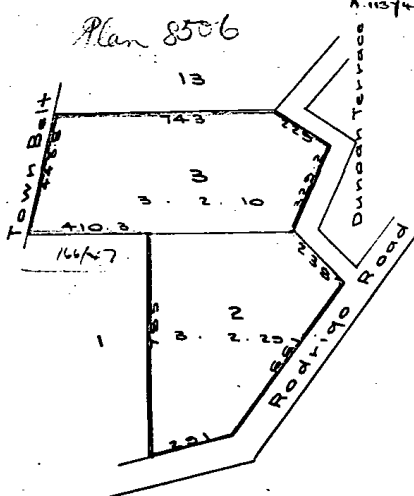
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered ed, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Seven acres and thirty nine perches being Lots 2 and 3 on deposited Plan of 1865 and part of Section 5 Evans Bay District in Township of Hillmerton.



Wm Parks
District Land Registrar

Order in Council No. 337, produced 2nd November 1907, at 10 am whereby Dixie Terrace was exempted from the provisions of section 117, "Public Works Act, 1865," subject to certain conditions as to building-line, by Wm Parks

Transmission 11374 to Frederick George Southwick Alfred Charles Lewis Cordial manufacturer both of Wellington and Albert Chapman of Hamilton East Street on 22nd December 1916 at 4 pm Wm Parks



Transmission 15907 to The Public Trustee as Executor Entered 15th June 1932 at 10 pm Wm Parks

order in Council 1276 produced 24th March 1927 at 10 am authorizing the laying off of a street in Lot 2 plan 1155 of a width of less than 6 feet but not less than 5 feet Wm Parks

K.5584 conditions of consent by the Mayor, Councillors and Citizens of the City of Wellington to the granting or restoring of rights of way over the private way shown coloured yellow on plan 8506 as appurtenant to lots 1, 2 and 6 plan 8506 and lot 3 plan 145 but not as appurtenant to any subdivision of the said city, produced 23rd December 1927 at 10 am Wm Parks

Scale 3 chains to an inch

CONTINUED

(over)



REGISTER

Transfer 188414 produced 23rd December 1927 at 10.2 am Sir Frederic Truby King to Sir Frederic Truby King of Wellington. Medical Practitioner. *F. Truby King*

140/23

Transfer 188415 produced 23rd December 1927 at 10.4 am Sir Frederic Truby King to The Royal New Zealand Society for the Health of Women and Children Wellington branch of Lot 3 plan 8506 together with a right of way over Lot 3, 4, 5 and part of 1 plan 8506. Reg. 103. Vol 383 Folio 74 22/2/28 *F. Truby King*

Transfer 188416 produced 23rd December 1927 at 10.6 am Sir Frederic Truby King to The Karitane Products Society Limited of Lot 5 and 6 plan 8506 together with a right of way over Lot 4 plan 8506 and reserving a similar right over the said Lot 5 and part Lot 1 plan 8506. Vol 383 Folio 75 *F. Truby King*

Cancelled as to Balance see -
Vol 383 Folio 76
(N.C.O. 4195) *F. Truby King*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
A. H. H. H. D.L.R.

CERTIFICATE OF TITLE,

Vol. , folio



NEW ZEALAND.



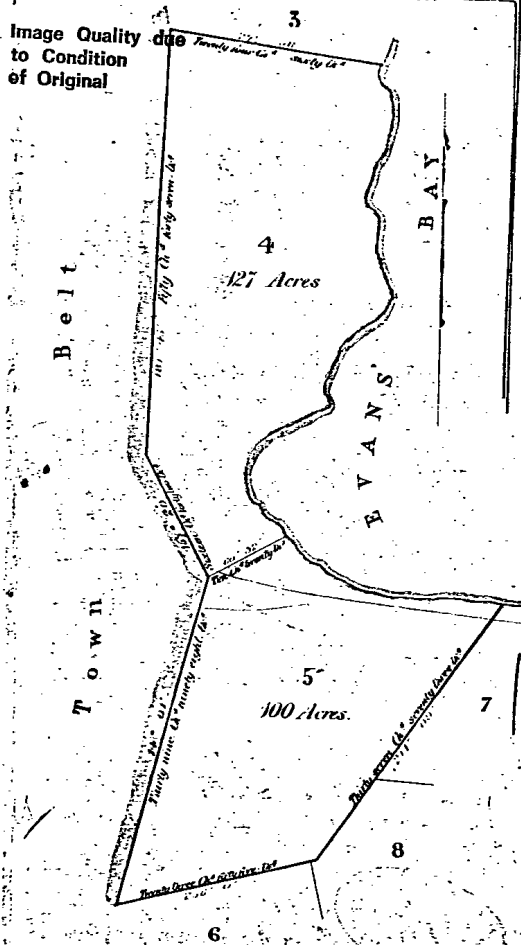
(CERTIFICATE OF TITLE)
Applicant N^o 452.
Register Book,

Vol. 3 Folio 159

Indemnity Certificate
Conceded
6.5.74
Sgt. R. B. J. ...

Edward Pearce, of the City of Wellington, Merchant, is now seized of an Estate in fee simple, Subject nevertheless to such encumbrances, liens, and interests as are notified by Memorial underwritten or endorsed hereon, in that piece of land situated in the Evans Bay district in the Province of Wellington, containing Two hundred and twenty seven acres more or less, Being the Sections numbered 4 (Ten) and 5 (Seven) on the plan of the said district - Subject nevertheless to such roads or rights of Road or hundred links wide now subsisting or exercisable under the provisions contained in the Crown Grants hereinafter mentioned. As the same piece of land with the boundaries abutments and dimensions is more particularly delineated in the plan drawn hereon

Image Quality due to Condition of Original



enclosed red - Which said sections are delineated in the Public Map of the said Evans Bay District deposited in the Office of the Commissioner of Crown Lands, Wellington; originally granted by two several grants, dated the 6th day of December, 1855, under the hand of Thomas Gore Browne C. B. Governor of New Zealand, and Public Seal thereof, to William Elgin Smith and Samuel Reavens: In Witness Whereof I have hereunto signed my name and affixed my seal this 5th day of May One thousand eight hundred and seventy four

Signed in the presence of J. ... this 5th day of May 1874.
District Land Registrar of the District of Wellington

Transfer N^o 846. Dated 30th January 1875. Forwards 2nd March 1875 at 12.15 P.M. from Edward Pearce to Edward Pearce, Wellington, sections 51 and 52 on deposited plan N^o 17.

This certificate is cancelled as regards the land comprised in Transfer N^o 846, in which a fresh certificate is issued Vol 5 to 114.

Transfer N^o 1477. Dated 5th March 1876 and forwarded the same day at 3 P.M. Edward Pearce to Edward Pearce, sections 57, 58, 59 and 61 on deposited plan N^o 17.

This certificate is cancelled as regards the land comprised in Transfer N^o 1477, in which a fresh certificate is issued Vol 7 to 181.

Transfer N^o 1716. Dated 3rd July 1876. Forwards same day at 2 P.M. Edward Pearce to Edward Pearce, sections 78, 79 and 80 on deposited plan N^o 17.

Scale 10 Ch^s to 1 Inch

CONTINUED on pages 2, 3 & 4.

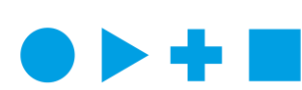


3/159(13) 159

45 Oct 99 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5044 - Produced 13th August 1899 at 1153rd D.L.R. Edward Pearce to Robert Macalister of Lot 65
 Edward Pearce to Charlotte Edward John of Section 48th Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5114 - Produced 17th August 1899 at 1141st D.L.R. Edward Pearce to Henry Alexander of Lot 65
 Edward Pearce to the Wellington Road and Building Company Limited of Lots 36-37 (Plan 67) D.L.R. Edward Pearce to William Christopher MacDermott of Lot 90 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5128 - Produced 22nd August 1899 at 135th D.L.R. Edward Pearce to John Carls of Lot 27 - Edward Pearce to Margaret Price of Lot 51st Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5140 - Produced 27th August 1899 at 1153rd D.L.R. Edward Pearce to James Leach of Lots 91 and 92 - Edward Pearce to William Christopher MacDermott of Lot 90 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5146 - Produced 28th August 1899 at 260th D.L.R. Edward Pearce to William of Lot 6 - Edward Pearce to Ellen Kelliam of Lot 35 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5160 - Produced 29th August 1899 at 1153rd D.L.R. Edward Pearce to Andrew James Broadbent of Lot 54 - Edward Pearce to Edward William of Lot 62 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5168 - Produced 30th September 1899 at 1153rd D.L.R. Edward Pearce to John Bateman of Lot 60 - Edward Pearce to George Segden of Lot 53 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5177 - Produced 1st October 1899 at 1153rd D.L.R. Edward Pearce to William Robert Williams of Lots 2-3 - Edward Pearce to Edmund Hillard of Lots 29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5213 - Produced 22nd September 1899 at 260th D.L.R. Edward Pearce to James Lyon of Allotments 9, 10 and 11 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5215 - Produced 23rd September 1899 at 1153rd D.L.R. Edward Pearce to James Stanley of Allotment 145 - Edward Pearce to Thomas O'Garra of Lot 118 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5398 - Produced 6th December 1899 at 1153rd D.L.R. Edward Pearce to Alfred George Staines of Lot 54 - Edward Pearce to Alphon Gooding of Lot 35-36 and 37 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5440 - Produced 17th December 1899 at 1153rd D.L.R. Edward Pearce to Henry Bradbury of Lot 59 - Edward Pearce to Thomas Wagg of Lots 94-96-100-105 and 65 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5648 - Produced 10th March 1880 at 1153rd D.L.R. Edward Pearce to William Joseph of Lots 57-58 and 77 - Edward Pearce to Henry Macdonald and Henry Jackson of Lot 26 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5650 - Produced 17th March 1880 at 1153rd D.L.R. Edward Pearce to Henry Thomas Mitchell of Lot 24 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5663 - Produced 23rd March 1880 at 1153rd D.L.R. Edward Pearce to John Peter Ferguson of Lot 140 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5664 - Produced 10th May 1880 at 1153rd D.L.R. Edward Pearce to Henry James Foster of Lot 72 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5666 - Produced 23rd March 1880 at 1153rd D.L.R. Edward Pearce to Robert Macalister of Lot 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5686 - Produced 2nd April 1880 at 126th D.L.R. Edward Pearce to Henry Alexander of Lot 65 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5888 - Produced 1st July 1880 at 1141st D.L.R. Edward Pearce to William Christopher MacDermott of Lot 90 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5975 - Produced 5th August 1880 at 1220th D.L.R. Edward Pearce to Margaret Price of Lot 51st Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 5979 - Produced 1st August 1880 at 1153rd D.L.R. Edward Pearce to William Christopher MacDermott of Lot 90 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6097 - Produced 25th September 1880 at 1153rd D.L.R. Edward Pearce to Ellen Kelliam of Lot 35 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6093 - Produced 25th September 1880 at 1153rd D.L.R. Edward Pearce to Edward William of Lot 62 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6118 - Produced 3rd October 1880 at 331st D.L.R. Edward Pearce to George Segden of Lot 53 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6189 - Produced 15th October 1880 at 1220th D.L.R. Edward Pearce to Edmund Hillard of Lots 29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6156 - Produced 15th October 1880 at 1130th D.L.R. Edward Pearce to Thomas O'Garra of Lot 118 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6276 - Produced 13th December 1880 at 35-36 and 37 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6347 - Produced 27th January 1880 at 100th D.L.R. Edward Pearce to Thomas Wagg of Lots 94-96-100-105 and 65 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6462 - Produced 16th March 1880 at 126th D.L.R. Edward Pearce to Henry Macdonald and Henry Jackson of Lot 26 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6501 - Produced 14th April 1880 at 1153rd D.L.R. Edward Pearce to John Peter Ferguson of Lot 140 - Plan N° 65
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6626 - Produced 10th May 1880 at 1153rd D.L.R. Edward Pearce to Henry James Foster of Lot 72 - Plan N° 145
 Fresh C of Journal Vol 10 p 16
 Transfer N° 6664 - Produced 23rd March 1880 at 1153rd D.L.R. Edward Pearce to Robert Macalister of Lot 65 - Plan N° 65

CONTINUED on Page 14.

OVER





159
 Transfer #6626 - Produced 11th May 1881, at 288 P.L. Edward Pearce to James Redwood of Lot 27 and 28 Plan #145. Fresh C of Deeds Vol 24 fo 80
 Transfer #6627 - Produced 11th May 1881, at 288 P.L. Edward Pearce to James Banks of Lot 31, 32 and 33 Plan #145. Fresh C of Deeds Vol 24 fo 81
 Transfer #6661 - Produced 1st July 1881, at 110 P.L. Edward Pearce to James Redwood of Lot 112 and 113 Plan #145. Fresh C of Deeds Vol 24 fo 82
 Transfer #6567 - Produced 13th August 1881, at 2 P.L. Edward Pearce to Catherine Rice of Lot 20 - Plan #145. Fresh C of Deeds Vol 24 fo 83
 Transfer #6632 - Produced 11th May 1881, at 110 P.L. Edward Pearce to William Richardson of Lot 84 - Plan #145. Fresh C of Deeds Vol 24 fo 84
 Transfer #6961 - Produced 21st December 1881, at 11 P.L. Edward Pearce to The Colonial Bank of New Zealand of Lot 87 - Plan #145. Fresh C of Deeds Vol 25 fo 17
 Transfer #7326 - Produced 21st January 1882, at 11 P.L. Edward Pearce to William Henry Mansbury of Lot 93 - Plan #145. Fresh C of Deeds Vol 25 fo 62
 Transfer #7599 - Produced 14th May 1882, at 11 P.L. Edward Pearce to Joseph Alfred Hignett to Thomas of Lot 85 - Plan #145. Fresh C of Deeds Vol 29 fo 132
 Transfer #7888 - Produced 29th August 1882, at 11 P.L. Edward Pearce to Charles Benjamin Nite of Lot 26 - Plan #145. Fresh C of Deeds Vol 30 fo 110
 Transfer #7889 - Produced 29th August 1882, at 11 P.L. Edward Pearce to Charles Benjamin Nite of Lot 26 - Plan #145. Fresh C of Deeds Vol 30 fo 110
 Transfer #7882 - Produced 29th August 1882, at 11 P.L. Edward Pearce to Charles Benjamin Nite of Lot 26 - Plan #145. Fresh C of Deeds Vol 30 fo 110
 Transfer #7918 - Produced 8th September 1882, at 11 P.L. Edward Pearce to James O'Shea of Lot 13 - Plan #145. Fresh C of Deeds Vol 30 fo 110
 Transfer #8371 - Produced 15th February 1883, at 11 P.L. Edward Pearce to James Bonable, Francis Selby, John Hush, James Thomas, the Queen and Thomas Feather of part of land numbered 4 on plan #145. Fresh C of Deeds Vol 33 fo 168
 Transfer #9108 - Produced 24th November 1883, at 11 P.L. Edward Pearce to John M. Egan of Lot 61 - Plan #145. Fresh C of Deeds Vol 34 fo 238
 Transfer #9109 - Produced 24th November 1883, at 11 P.L. Edward Pearce to John M. Egan of Lot 61 - Plan #145. Fresh C of Deeds Vol 34 fo 239
 Transfer #9213 - Produced 26th January 1884, at 11 P.L. Edward Pearce to The Wellington Land and Building Company Limited of Lots 62, 63, 64, 65, 66, 67, 68 and 69 - Plan #145. Fresh C of Deeds Vol 35 fo 244
 Transfer #94308 - Produced 21st November 1884, at 11 P.L. Edward Pearce to Henry Pinner of Lot 71 - Plan #145. Fresh C of Deeds Vol 35 fo 245
 Transfer #94309 - Produced 21st November 1884, at 11 P.L. Edward Pearce to Henry Pinner of Lot 71 - Plan #145. Fresh C of Deeds Vol 35 fo 246
 Transfer #9435 - Produced 9th May 1884, at 11 P.L. Edward Pearce to Patrick Nathan of Lots 73, 74, 75, 76 and 77 - Plan #145. Fresh C of Deeds Vol 35 fo 247
 Transfer #9753 - Produced 27th August 1884, at 11 P.L. Edward Pearce to Thomas of Lot 17 - Plan #145. Fresh C of Deeds Vol 35 fo 248
 Transfer #10181 - Produced 11th February 1885, at 11 P.L. Edward Pearce to Joseph Alfred Hignett to Thomas of Lot 85 - Plan #145. Fresh C of Deeds Vol 35 fo 249
 Transfer #10651 - Produced 20th July 1885, at 11 P.L. Edward Pearce to James Bartlett and Henry Barber of Lot 16 - Plan #145. Fresh C of Deeds Vol 35 fo 250
 Transfer #10776 - Produced 27th August 1885, at 11 P.L. Edward Pearce to John Mansfield of Lot 15 - Plan #145. Fresh C of Deeds Vol 35 fo 251
 Transfer #15422 - Produced 12th November 1889, at 2 P.L. Edward Pearce to William Thomas to the Trustees of Lot 101 - Plan #145. Fresh C of Deeds Vol 55 fo 135



Canceled absolutely and
 because subsequent to
 Vol 39 fo 218

REGISTRAR GENERAL
 CERTIFICATE OF TITLE

NEW ZEALAND

THIS REPRODUCTION (ON A REDUCED SCALE) IS NOT TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952
 Attorney D.L.R.

