

Births, Deaths and Marriages website, <http://www.dia.govt.nz/Births-Deaths-and-Marriages>

Press, volume LIL, Issue 16224, 29 May 1918, *Roll of Honour*, p.8
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast>

Newspapers

Central Leader, December 16 2009, *Business flourishes at family Xmas tree farm*, front page

Central Leader, December 16 2011, *Evergreen Xmas traditions*, p.5

Heritage Assessment

AEPB Balmoral Substation

250 Balmoral Road



Prepared by Auckland Council Heritage Unit

September 2013

Heritage Assessment

250 Balmoral Road | AEPB Balmoral Substation

Prepared by Auckland Council Heritage Unit

September 2013 (Final version)

Cover image:

Photo by Auckland Council, May 2013

1.0 Purpose

The purpose of this document is to consider the place located at 250 Balmoral Road against the criteria for evaluation of historic heritage contained in the Auckland Council Proposed Unitary Plan.

The document has been prepared by Rebecca Fogel (Built Heritage Specialist) of the Heritage Unit, Auckland Council.

2.0 Identification

Site address	250 Balmoral Road
Legal description and Certificate of Title identifier	CT-784/34 Lot 1 DP 30426 904m2
NZTM reference	NZTM:- Easting: 1755222.54 / Northing: 5916352.22;WGS84:- Longitude: 174.741871 / Latitude: -36.886047
Ownership	Vector Limited
District plan	Auckland City District Plan – Isthmus Section
Zoning	Residential 6b (Auckland City District Plan) <i>Terrace Housing and Apartment Buildings (Draft Unitary Plan, March 2013)</i>
Existing scheduled item(s)	N/A
Additional controls	<i>Pre 1944 Demolition Control (Draft Unitary Plan, March 2013)</i>
NZHPT registration details	N/A
Pre-1900 site (HPA Section 2a(i) and 2b)	No
CHI reference	N/A
NZAA site record number	N/A

3.0 Constraints

- The physical description is based on a site visit on 24 May 2013. The site visit was conducted from the public right-of-way, and included the exterior only. The interior was not accessible to the evaluators at the time of the site visit, and therefore was not able to be considered as part of this evaluation.
- The evaluation is based on the availability of information provided or able to be sourced at this time, but additional research may yield new information.
- The evaluation does not include an exploration of archaeological values or the importance of the place to mana whenua
- The evaluation does not address structural integrity.

4.0 Historical summary

[See Appendix 1 for additional information about the historical development of 250 Balmoral Road, and for a complete discussion of the context and themes associated with the Auckland Electric Power Board.]

The Balmoral Substation at 250 Balmoral Road was designed in 1941 and completed in 1942 as a suburban substation for the Auckland Electric Power Board (AEPB or Power Board). It was one of the first in a series of substations constructed by the Power Board in the 1940s to meet growing demand during and after World War II. In the Albert-Eden Local Board Area, two substations were constructed in 1942: one on Mt Albert Road at the corner of Sandringham Road to serve the Mount Roskill Borough, and another on Balmoral Road to serve Mt Albert and Mt Eden. Newspaper articles indicate that these stations were needed to distribute electricity from additional supply points in the Waikato, and were designed to allow for a variety of switching operations that would make the supply as flexible as possible.¹ Substations from this period typically featured Art Deco or Streamline Moderne style, symmetrical façades, industrial-style steel windows, and incised “AEPB” letters—and the Balmoral Substation is no exception.

The Balmoral Substation was expanded in 1953, with two additional bays added to the rear. The extension matches the original 1940s design in detail and materials, and is only distinguishable by a thin vertical joint incised into the concrete. A transformer bay was added in 1972 behind the original substation, creating a small fenced courtyard between the two buildings. In 1983, a small concrete block “Local Substation and WC” was erected at the west end of the courtyard, abutting the corners of both the substation and transformer bay.

The Balmoral Substation at 250 Balmoral Road is a representative example of the type of suburban substations constructed by the Auckland Electric Power Board during the 1940s. Its construction corresponds with increased residential development in Balmoral, especially the extension of the tram lines and the introduction of state houses. The Balmoral Substation and other similar properties associated with the Auckland Electric Power Board are likely to be significant because they represent the increasing domestic use of electricity and the resultant expansion of the electricity network into suburban areas of Auckland.

¹ *Auckland Star* (18 November 1941), available online at [PapersPast](#).

5.0 Physical description



The Auckland Electric Power Board Balmoral Substation at 250 Balmoral Road is located on the southwest corner of Balmoral Road and Arabi Street in the Albert-Eden Local Board area. The building sits roughly at the centre of a 904m² lot, with wide front and side yards planted with grass and trees. The surrounding Balmoral neighbourhood is predominantly residential, and most of the housing dates from the interwar period.

This one-storey reinforced concrete electrical substation was constructed in 1941-42, and is simply detailed with a combination of Art Deco and Streamline Moderne style elements. It sits on a concrete foundation and features a smooth rendered finish. It appears to be in good condition.

The primary façade faces north onto Balmoral Road, and is three bays wide. The central bay contains the entrance, with a pair of non-original paneled metal doors, a molded ziggurat-shaped door surround, and dimensional letters above the door reading “A.E.P.B. 1942.” The entry is flanked by industrial-style multi-light steel sash windows, with operable hopper and/or awning sections for ventilation. The façade terminates in a simple stepped parapet decorated with a pair of speed lines and molded geometric details above each window.

The east (Arabi Street) façade is six bays wide, with a steel sash window in each bay. The speed lines and molded geometric motif found on the primary façade are continued here. The original (1941/2) building was only four bays wide; a slim vertical joint incised into the concrete separates the last two bays, which were added in 1953 to match the original exactly. The west façade is identical.

The rear façade is blank, with no openings or ornamentation except a pair of decorative gutters at the base of the parapet to drain water from the flat asphalt roof.

A transformer bay was added in 1972 behind the original substation, creating a small fenced courtyard between the two. The transformer bay is an oversized one-storey concrete block structure with a hovering flat roof that rests on metal rafters, allowing air to flow under the eaves to ventilate the electrical equipment. Openings are limited to a few flush metal doors and vents.

In 1983, a small concrete block “Local Substation and WC” was erected at the west end of the courtyard, abutting the corners of both the substation and transformer bay.

Summary of Key Features

- Location in residential suburb of Balmoral
- One storey height
- Art Deco/Streamline Moderne style
- Reinforced concrete construction
- Smooth rendered finish
- Industrial-style multi-light steel sash windows
- Parapet with speed lines and molded geometric motif
- Dimensional letters above the door reading “A.E.P.B. 1942”
- Ziggurat-shaped molded door surround
- Decorative gutters

6.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The AEPB Balmoral Substation has considerable significance under this criterion because it represents the increasing domestic use of electricity and the resultant expansion of the electricity network into suburban areas of Auckland. It was one of the first in a series of suburban substations constructed in the 1940s, and its construction corresponds with increased residential development in Balmoral, especially the introduction of nearby state house subdivisions. The substation is also strongly associated with the Auckland Electric Power Board, and reflects the contributions of this important public utility to the development of the neighbourhood.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The AEPB Balmoral Substation has little or no significance under this criterion. While the substation has contributed to the historical development of the Balmoral neighbourhood, it does not have any notable community or social associations that would qualify under this criterion.

(c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The AEPB Balmoral Substation does not have any known associations with mana whenua, and was not further evaluated under this criterion at this time.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The AEPB Balmoral Substation has little or no significance under this criterion. While the substation has contributed to the historical development of the Balmoral neighbourhood, it does not possess any particular potential to yield additional knowledge.

(e) Technological

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

The AEPB Balmoral Substation has little or no significance under this criterion. Production and distribution of electricity was an important technological advance that greatly influenced the built environment, but the substation's significance in regard to this theme is more appropriately captured under criterion (a). The substation itself does not reflect any innovations or achievements in building technology.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The AEPB Balmoral Substation has considerable significance under this criterion as a representative example of the suburban electrical substation property type from the 1940s. Its form and design exemplify the type of substation that was being constructed by the AEPB throughout Auckland at this time. Although its form is relatively simple, it features a combination of Art Deco and Streamline Moderne style elements—including dimensional letters above the door reading “A.E.P.B. 1942”—that are hallmarks of this property type. In comparing the Balmoral Substation to other similar properties around Auckland, it appears to retain an especially high degree of integrity and is easily recognizable as an electrical substation from this era.

(g) Aesthetic

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

The AEPB Balmoral Substation has moderate significance under this criterion. Its Art Deco and Streamline Moderne style elements are distinctive, and allow the substation to stand out among the surrounding single-family residences. It occupies a place along Balmoral Road, a main thoroughfare, but it is not a major visual or aesthetic landmark.

(h) Context

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

The AEPB Balmoral Substation has considerable significance under this criterion because it contributes to the historic context of the surrounding Balmoral neighbourhood as an interwar tram suburb. Residential growth in Balmoral boomed in the 1920s and 30s when the tram lines were extended, and continued into the 1940s with the construction of nearby state house subdivisions. The Balmoral Substation clearly illustrates the crucial role public utilities played in supporting this development pattern, and its presence enhances the setting of the surrounding interwar residences.

7.0 Statement of significance

The AEPB Balmoral Substation at 250 Balmoral Road is significant as a representative example of the type of Art Deco/Streamline Moderne suburban substations constructed by the Auckland Electric Power Board during the 1940s. It was one of the first in a series of suburban substations constructed in the 1940s, and its construction corresponds with increased residential development in Balmoral as a result of extensions to the tram lines and the introduction of nearby state house subdivisions. The substation illustrates the crucial role public utilities played in supporting this development pattern, and its presence enhances the setting of the surrounding interwar residences. The Balmoral Substation is also significant for its historical associations because it represents the increasing domestic use of electricity and the resultant expansion of the electricity network into suburban areas of Auckland.

8.0 Extent of the place for scheduling

The extent of the place for scheduling includes the land described as Lot 1 DP 30426 904m² (CT-784/34) and the building known as the Auckland Electric Power Board Balmoral Substation, excluding the 1972 and 1983 transformer bay additions.

This identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.

See map at right, with extent of place shaded and exclusions shown as hatched.



9.0 Recommendations

Based on the above evaluation, the AEPB Balmoral Substation meets the threshold for a scheduled historic heritage place as a Historic Heritage Place: Category B. Its significance lies in a combination of its physical attributes and its historical associations.

10.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value (Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National)
A- Historical	Considerable	Local / Regional
B- Social	Little	N/A
C- Mana Whenua	Not Evaluated	N/A
D- Knowledge	Little	N/A
E- Technological	Little	N/A
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Considerable	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (f), (h)	See diagram above	No

Author

Rebecca Fogel, Built Heritage Specialist, Auckland Council

Date

26 June 2013

Reviewer

Elizabeth Pishief, Principal Specialist Cultural Heritage, Auckland Council

Date

27 September 2013

Appendices

Appendix 1 Historic research

- Auckland Electric Power Board history
- Balmoral Substation construction chronology
- Electrical substations property type

Appendix 2 Supplementary research materials

- Cadastral Map DP30426 (1941)
- Auckland City Building Applications & Records
- *Auckland Star* articles
- Historic aerial photographs (1959)

Appendix 3 Certificate(s) of title

- NA520_272 (Thomas Eric McKinstry, 4 February 1930)
- NA784_36 (Auckland Electric Power Board, 19 December 1941)

Appendix 4 Photographs

- Site photographs (2013)

Appendix 5 Drawings

- Original Drawings (1941)
- New Local Sub & Toilet Drawings (1983)

Appendix 1: Historic Research

Auckland Electric Power Board

Electricity was not entirely unknown in the nineteenth century—the first Auckland house was wired for electricity in 1882—but production and distribution was uneven and inefficient. The Auckland Gas Company recognized the potential for electricity but was unsuccessful in their petition to provide electricity in the 1890s.² The first major effort to provide public electricity was the Auckland City Council Electricity Department, founded in 1908 using power generated from the city refuse destructor (now Victoria Park Market). A coal-fired station constructed at King's Wharf in 1913 soon supplanted the refuse destructor as the main source of Auckland's electricity.^{3 4}

With the State Supply of Electrical Energy Act 1917 and the Electric Power Board Act 1918, the state government acknowledged the importance of electricity as an essential service for New Zealand. Under this legislation, the state partnered with local authorities to generate and distribute electrical power across the country. Additional substations were constructed in the Auckland region to meet the ever-growing demand and reflect the increased confidence in electricity.⁵

The Auckland Electric Power Board was formed in 1921 as the first official power district in Auckland. The Power Board took effect on 1 April 1922, inheriting all the assets of the former Auckland City Council Electricity Department. The original power district comprised Auckland City and surrounding suburban districts. One of the Power Board's first decisions was an agreement with the central government to erect the Arapuni hydro-electric power station on the Waikato River. The central government agreed to build the station if they could be assured a large enough demand for the power, so the Power Board committed to an extensive reticulation plan to guarantee the demand.⁶

Under the improvised Auckland City system, electricity only extended into downtown and small sections of Epsom and Mt Eden, but under the new Power Board, most of the Isthmus suburbs were reticulated during the 1920s. In Mt Eden, for instance, electric streetlights replaced gas in the early 1920s.⁷ By 1923, electrical lines extended through Epsom along Manukau Road as far as Onslow Avenue, and along the full length of Gillies Avenue.⁸ As part of the reticulation improvements, a new substation was erected in Kingsland at the corner of Kingsland Terrace and



THE KINGSLAND SUB-STATION.

Kingsland Substation, 1925 (no longer extant), exemplifies the earliest type of AEPB substation design. *Sir George Grey Special Collections, Auckland Libraries, 7-A5125.*

² Jennifer King, *Sign of Service: A History of the Auckland Electric Power Board, 1922-1972* (Auckland: Wilson and Horton Ltd., 1972), 4-5.

³ *Ibid.*, 6-7.

⁴ Joan McKenzie, "Auckland Electric Power Board Substation" (NZHPT Registration Report, 22 July 2010), available at <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=4509>.

⁵ *Ibid.*

⁶ King, 10-11.

⁷ E.C. Franklin, *Mt Eden's First Hundred Years, 1906-1956* (Auckland: Whitcombe & Tombs, 1956), 53.

⁸ Graham Bush, ed., *The History of Epsom* (Auckland: Epsom & Eden District Historical Society, Inc., 2006), 144.

Central Road in 1922 for a cost of £8750. This building was replaced by a new substation building in the 1960s.^{9 10} Similar improvements were made in other areas of the Isthmus.

The Power Board introduced new domestic rates in 1924 to help promote the use of electricity in the home. Electric stoves were introduced in the 1920s, and other electrical products soon followed suit. The hydro-electric supply was desperately needed to keep up with the shift towards the “all-electric home.” To tide the city over until the Arapuni supply was ready, the Power Board constructed a new transmission line to Horahora, another Waikato River power station, finished in 1925. The first supply of Arapuni power finally reached Auckland on 2 June 1929, although technical problems with the new dam extended Auckland’s reliance on the Kings Wharf station until 1932.^{11 12}

By the early 1930s, Auckland was thoroughly electrified, and the Power Board needed new substations to more effectively distribute their hydro-electric power and support the needs of the expanding electric tramway system. In 1930, three substations were erected in suburban residential neighbourhoods, each conveniently located near local shopping centres and major arterial roads: in Epsom (62-66 The Drive, still extant), in Point Chevalier (1094 Great North Road, replaced by a modern station), and in Remuera (2-4 Minto Road, still extant).¹³

As Auckland grew during and after World War II, the Power Board again expanded its network to meet demand, especially in the new state house developments. Two more substations were constructed within the Albert-Eden Local Board Area in 1942: one on Mt Albert Road at the corner of Sandringham Road to serve the Mount Roskill Borough, and another on Balmoral Road to serve Mt Albert and Mt Eden. Newspaper articles indicate that these stations were needed to distribute electricity from additional supply points in the Waikato, and were designed to allow for a variety of switching operations that would make the supply as flexible as possible.¹⁴ By 1945, the Power Board was undertaking £1.5 million worth of system upgrades, not including the cost of the buildings. Construction was underway on a new power station on Quay Street (completed 1946), which was to replace the Kings Wharf station that had been operating since 1913. Cables were being laid from the new Quay Street generator to the Kingsland, Balmoral, and Hobson Street substations.¹⁵ The 1940s Power Board building campaign culminated in 1947 with the completion of a large substation and transmission depot in Penrose, which appears to have replaced the receiving station erected in the 1920s to process the hydro-electricity coming from the Waikato River. Substations from this period typically featured Art Deco or Streamline Moderne style, symmetrical façades, and incised “AEPB” letters.

The Power Board’s network was again expanded in the 1960s, with a new type of substation constructed in the outer suburbs such as St. Heliers, Avondale, Mangere, and Howick. These substations typically featured concrete block construction, decorative concrete blocks, and ribbon windows; each was organized as a pair of transformer bays flanking a central courtyard.

The Auckland Electric Power Board was reorganized as Mercury Energy in 1993 as part of nationwide reforms to the energy industry. Further reforms in 1998 created

⁹ Auckland Libraries Heritage Images, “Kingsland Substation,” 1925. [Sir George Grey Special Collections, Auckland Libraries, 7-A5125.](#)

¹⁰ *Auckland Star* (8 May 1923), available online at [PapersPast.](#)

¹¹ McKenzie, “Auckland Electric Power Board Substation” (NZHPT Registration Report).

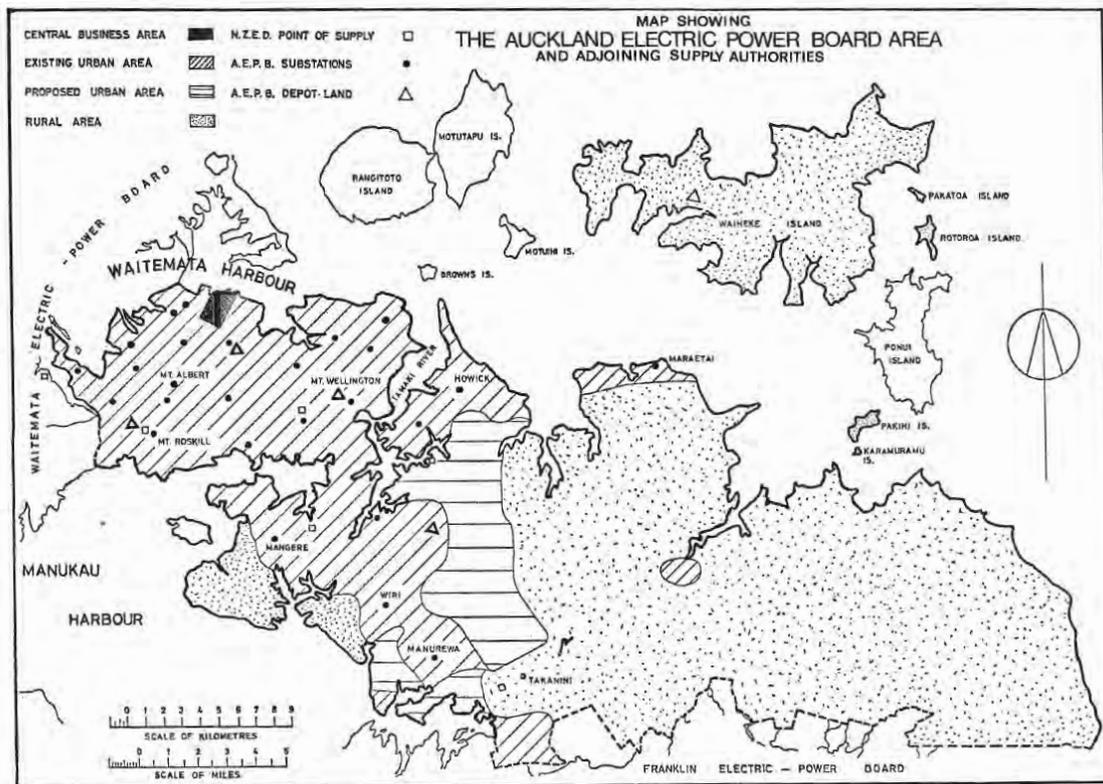
¹² King, 18-20.

¹³ McKenzie, “Auckland Electric Power Board Substation” (NZHPT Registration Report).

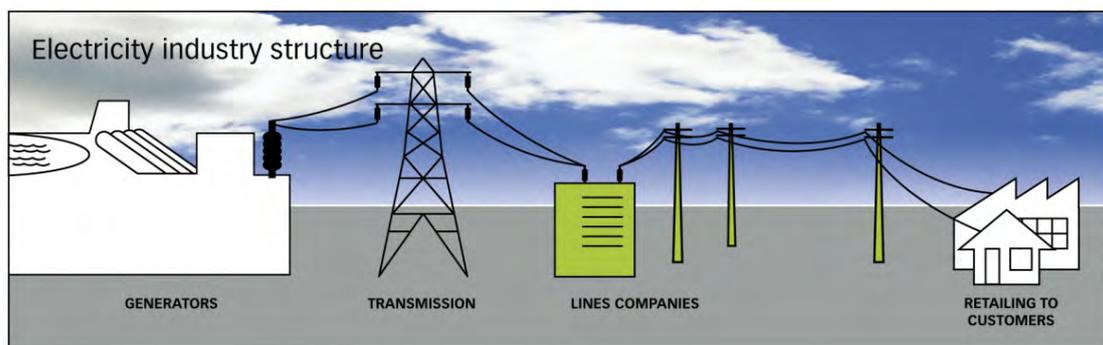
¹⁴ *Auckland Star* (18 November 1941), available online at [PapersPast.](#)

¹⁵ *Auckland Star* (5 January 1945), available online at [PapersPast.](#)

Vector Limited, which is the lines company that owns and operates Auckland's electrical supply today. Vector oversees more than 100 substations throughout the greater Auckland region.¹⁶



Map of Auckland Electric Power Board Area, showing substations and jurisdiction in 1972. (Jennifer King, *Sign of Service: A History of the Auckland Electric Power Board, 1922-1972*)



Auckland's electrical system today, with green shaded areas indicating Vector's substations. (Graphic courtesy Vector Limited, available online at <http://www.vector.co.nz/electricity>)

¹⁶ Auckland Energy Consumer Trust, "AECT History," available online at <http://www.aect.co.nz/about-the-aect/history>.

Balmoral Substation Construction Chronology

The Balmoral Substation at 250 Balmoral Road was one of the first in a series of suburban substations constructed by the Auckland Electric Power Board in the 1940s. It has been minimally altered since its original construction in 1941-42.

1940: Land purchased by the Auckland Electric Power Board from Thomas McKinstry (see Certificates of Title, NA520_272 & NA784_36)

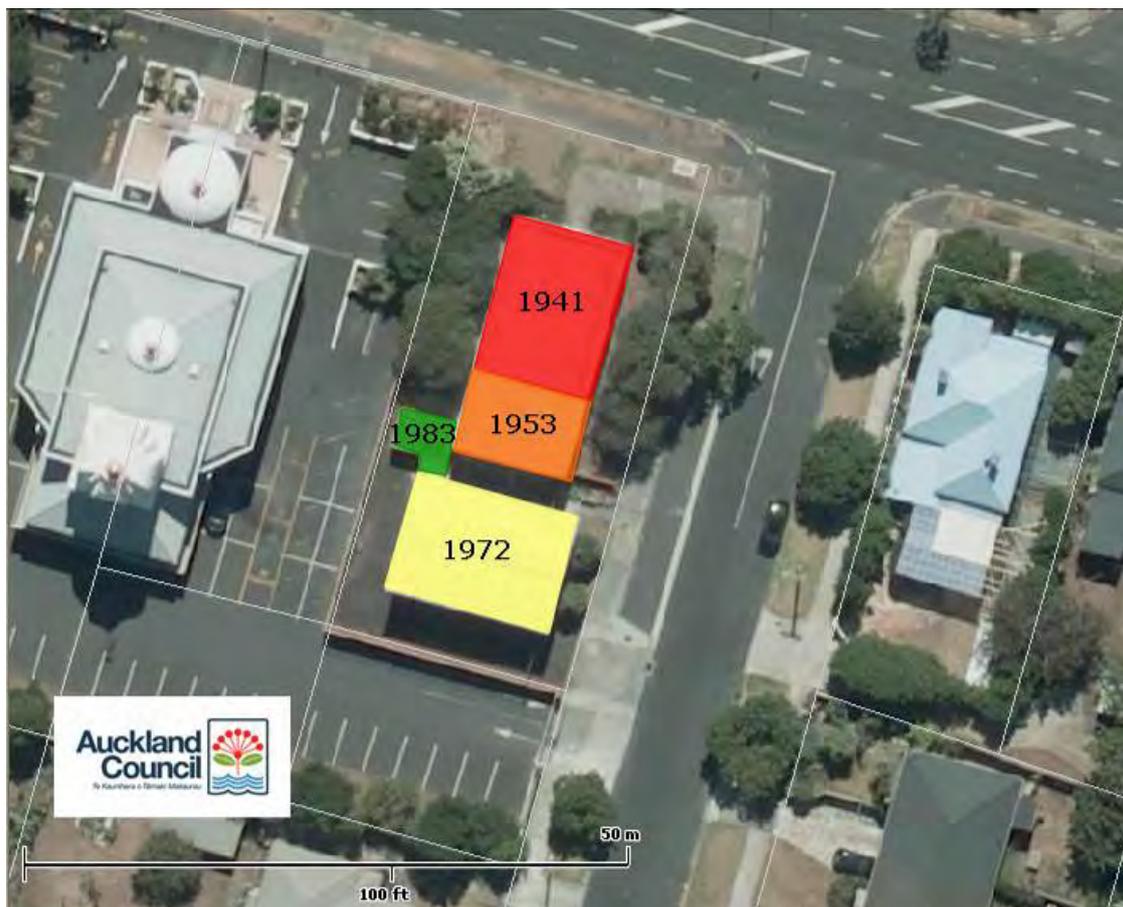
1941: Balmoral Substation designed. The drawings (dated 18 August 1941) were signed by A J Good, although research did not uncover any information about Good's architectural practice or association with the Power Board.

1942: Balmoral Substation completed, as evidenced by "AEPB 1942" inscription over front entry.

1953: Balmoral Substation expanded, with two additional bays added to the rear. The extension matches the original 1940s design in detail and materials, and is only distinguishable by a thin vertical joint incised into the concrete.

1972: New concrete block Transformer Bays added behind the original substation, creating a small fenced courtyard between the two.

1983: New Local Substation Distribution and WC added. This small concrete block building was erected at the west end of the courtyard, abutting the corners of both the substation and transformer bay.



Electrical Substations Property Type

Electrical substations are defined by Vector Limited, Auckland's current electrical provider, as follows:

Substations allow Vector to control and monitor the flow of electricity in different sections of the network. A substation also contains equipment to lower ('step down') the voltage of electricity to voltages suitable for distribution to transformers, which supply homes and businesses. The 'step down' in voltage that occurs in substations is generally from 33,000 volts to 11,000 volts. Vector operates over 100 substations throughout the Auckland region, which are located in both residential and business areas.¹⁷

The electrical substation is a unique public utility property type, and historic substations are easily identifiable. Buildings of this type are likely to be significant because they represent the increasing domestic use of electricity and the resultant expansion of the electricity network into suburban areas of Auckland.

The first AEPB substations were built in the 1920s and 1930s when electricity use was increasing and the electric tram network was rapidly expanding. These stations were the first to receive hydro-electric power from the new Waikato supply, and were designed in a Stripped Classical Art Deco style—a style commonly used for civic buildings and favoured because it embodied the modern nature of electricity.¹⁸ Two notable extant examples from this period are Epsom and Remuera, both constructed in 1930.



62-66 The Drive, Epsom. Constructed 1930. (Photo courtesy NZHPT)

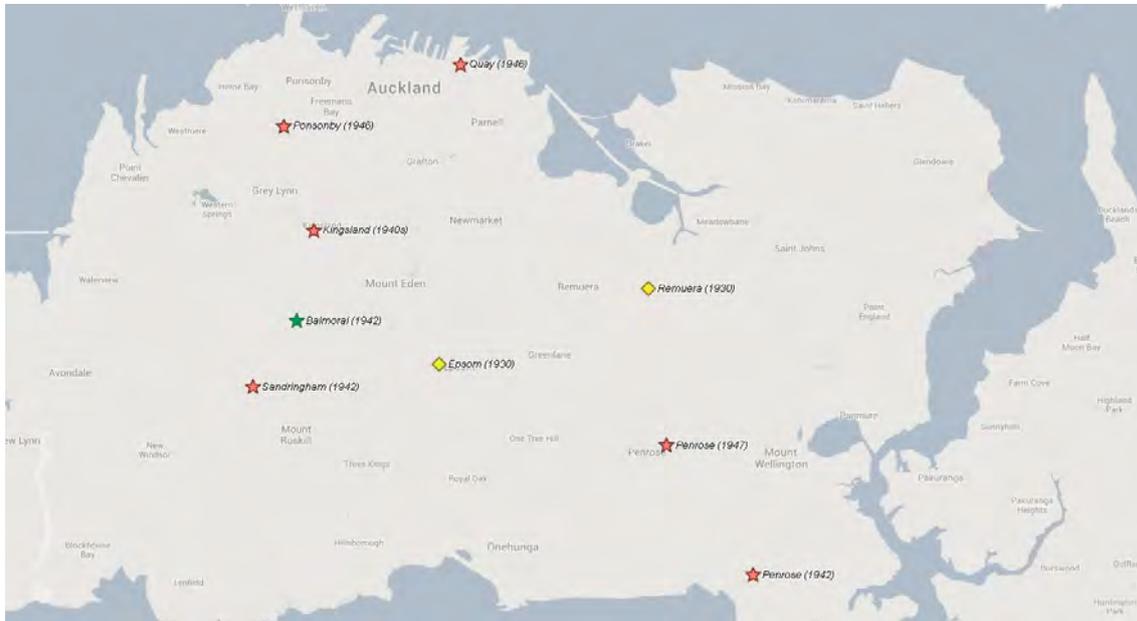
The second wave of substations was constructed in the 1940s. By this time most of the tram suburbs had been well-established, domestic electrical usage was ubiquitous, and large new subdivisions of statehouses were being built. Substations from this period typically featured Art Deco or Streamline Moderne style, symmetrical façades, industrial-style steel windows, and incised "AEPB" letters. There are at least eight active substations in the Auckland region associated with the Auckland Electric Power

¹⁷ Vector Limited, "Substations," available online at <http://vector.co.nz/projects/substations>.

¹⁸ McKenzie, "Auckland Electric Power Board Substation" (NZHPT Registration Report).

Board that date from this second wave of construction (see table below for details). None of them are currently scheduled in any of the Auckland District Plans or Draft Unitary Plan, nor are they registered with the NZHPT.

New substations are still being constructed in Auckland today to meet increasing demand for electricity. These have either replaced older stations in the inner city, or are located in newly-populated areas in outlying areas.



Map of AEPB heritage substations. (Google Maps, edited by author)
Yellow diamonds = 1930s, Red stars = 1940s

Balmoral (1942) 250 Balmoral Road



(Auckland Council, 2013)

The Balmoral Substation was one of the first in a series of suburban substations constructed by the Auckland Electric Power Board in the 1940s. It was designed to serve residents of Mt Albert and Mt Eden, and reflects the increase in residential development caused by the arrival of the electric trams in the 1920s and subsequent construction of state houses. It has been minimally altered since its original construction in 1941-42.

Sandringham/Mt Roskill (1942)

249 Mount Albert Road



(Google Maps, 2009)

This substation on Mt Albert Road at the corner of Sandringham Road was completed in 1942 to serve the Mount Roskill Borough. Newspaper articles indicate that this station was needed to distribute electricity from additional supply points in the Waikato, and was designed to allow for a variety of switching operations that would make the supply as flexible as possible. A concrete block extension at the rear (circa 1970s) expanded its capacity.

Penrose/Mt Wellington (1942)

805 Great South Road



(Google Maps, 2009)

This substation in the Penrose/Mt Wellington area was completed in 1942, according to the inscription above the door. Art Deco style ornamentation includes pilasters with zigzag capitals and geometric patterns at the parapet. The building has undergone alterations: the Great South Road façade was originally symmetrical, but a large new section has been added to the building's north side.

Kingsland (1940s)

1A Central Road



(Google Maps, 2009)

The first substation in Kingsland was erected at the corner of Kingsland Terrace and Central Road in 1922 for a cost of £8750.¹⁹ According to aerial photographs, this small Moderne-style building was constructed as an annex to the 1922 substation, likely in the late 1940s. The original 1922 building on the corner was replaced by a new substation building in the 1960s, which still operates today.

¹⁹ Auckland Star, 8 May 1923 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=AS19230508.2.113&srpos=11&e=-----10--11---0kingsland+substation-ARTICLE->

Ponsonby (1946)

99 Lincoln Street

*(Auckland Council, 2013)*

The Ponsonby Substation is located at the corner of Lincoln Street and John Street, just off Richmond Road. Like the Balmoral Substation, it features simple Art Deco and Streamline Moderne style elements and has been minimally altered. This building may have replaced an earlier Ponsonby substation: a newspaper article from 1925 indicates that there was a station in the neighbourhood, but research did not uncover the exact address of this earlier station.²⁰

Quay (1946)

16-18 Plumer Street

*(Google Maps, 2009)*

The Quay Substation was completed in 1946 as a power station to replace the Kings Wharf generator that had been operating since 1913. Cables were laid starting in 1945 from the new Quay Street generator to the Kingsland, Balmoral, and Hobson Street substations.

Penrose (1947)

11 McNab Street

*(Google Maps, 2009)*

The Penrose substation appears to be the last in the AEPB's 1940s building campaign. The Penrose station is likely larger than the other suburban substations because it received hydro-electricity directly from the Waikato River and distributed it throughout Auckland. The substation has an associated transmission depot across the motorway.

²⁰ Lisa J. Truttman, "Electrifying Auckland, 1908-1925," *Timespanner* blog (11 January 2011), available online at <http://timespanner.blogspot.co.nz/2011/01/electrifying-auckland-1908-1925.html>.

Appendix 2 Supplementary research materials

- Cadastral Map DP30426 (1941)
- Auckland City Building Applications & Records
- *Auckland Star* articles
- Historic aerial photographs (1959)



AUCKLAND CITY

Private Bag 92316 Wellesley Street Auckland 1 NZ

Address: 250 Balmoral Rd
Auckland electric Power Board

Owner _____

Contractor _____

SPECS 100LCS

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Er substation	1	1697	1697
Er transformer Bay	2	2800	5600
Er new transformer Bay	1	2830	2830

unknown 20.10.41
 2193 30.10.63
 unknown 42830 23.11.72

BOROUGH OF MOUNT ALBERT.

BUILDING APPLICATION FORM.

PERMIT NO. UNKNOWN

DATE: Oct 20th 1941

ISSUED ON _____

To The Engineer/Building Inspector,
Borough of Mount Albert.

Sir,

I hereby apply for permission to build at No. 250 Balmoral Street/

Road/Avenue, for Overhead Electric Lines of Substation according to locality plan and detailed plans, elevations, cross-sections and specifications of building or buildings deposited herewith in duplicate.

Particulars of Land: Lot No. _____ D. P. No. _____ Ft. Frontage. _____
Ft. Depth. _____ a. r. p. Area. _____

Particulars of Building or Buildings: Foundations rein concrete Walls brick

Roof concrete

Area of Ground Floor: 1,200 Square Feet.

Area of outbuildings: _____ Square Feet.

Estimated Cost:

Building £ 1697-0-0
Plumbing and Drainage £ 20-0-0
1697-0-0

Proposed purposes for which every part of building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose).

Electrical Plant

(If necessary additional particulars of proposed use of building to be supplied by letter attached hereto).

Proposed use or occupancy of other part of building:

Electrical Purposes

Nature of ground on which building is to be placed and of the subjacent strata.

Rock

I understand that no alterations in regard to structure and/or siting can be made until plan of such alteration is submitted and consent in writing thereto is obtained. To the best of my knowledge and belief the plans and specifications submitted comply in all respects with all By-Laws and in particular with the Termite Regulations and I agree that I will build in accordance therewith and will carry out all requirements as endorsed on Permit when issued.

SIGNED

R. H. [Signature]

OWNER

A. J. Good

BUILDER

ADDRESS: 11 Campbells Bldg - Hill St Auckland

NOTE: All plans etc. must be lodged for a minimum of two days before permit is issued.

ADDRESS: 250 Balmoral Road.

PERMIT NUMBER: unknown

**NO FIELD SHEET FOUND AT
TIME OF MICROFILMING**

FORM 1

FILE No. 11865

BOROUGH OF MOUNT ALBERT

BUILDING APPLICATION FORM

(Building By-law, Part 1, Clause 203)

No Field Inspection Sheet or plans found.

To the Borough Supervisor,

Date 30-10-1963

Sir,

I hereby apply for permission to 250 Erect New Transformer Bay
at No. Cor. Balmoral & Arabi St. Mr. Guokhans Khetou-Pour-Bahad Owner
for Miss (BLOCK LETTERS)
of _____ according to locality plans and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

I. PARTICULARS OF LAND:

- (a) Valuation No. _____
- (b) Lot No. 22
- (c) Deposited Plan No. _____
- (d) Frontage _____ feet
- (e) Depth _____ feet
- (f) Area _____ acres _____ roods _____ perches

II. PARTICULARS OF BUILDING:

- (a) Foundations R.C.
- (b) Walls R.C. & Blocks
- (c) Roof _____
- (d) Area of Basement _____ Sq. Ft.
- (e) Area of Ground Floor _____ Sq. Ft.
- (f) Area of _____ Floor _____ Sq. Ft.
- (g) Area of Outbuildings _____ Sq. Ft.

III. ESTIMATED VALUE:

- (a) Building £2800 - -
- (b) Sanitary Plumbing £ : : -
- (c) Drainage £ : : -
- Total £2800 - -

IV. FEES PAYABLE:

- (a) Building fee £ 12:00
- (b) Plumbing fee £ : : -
- (c) Drainage fee £ : : -
- (d) Street Damage Deposit £ 25:00
- Total £ 37:00

V. WATER CHARGES:

- (a) Service £ : : -
- (b) Meter £ : : -
- (c) Rate £ : : -
- Total £ : : -

VI. PURPOSES FOR WHICH EVERY PART OF PROPOSED BUILDING IS TO BE USED OR OCCUPIED:

(describing separately each part intended for use or occupation for a separate purpose) Public Utility

Proposed Use or Occupancy of Other Part of Existing Buildings Public Utility

VII. NATURE OF GROUND ON WHICH BUILDING IS TO BE PLACED AND OF THE SURJACENT STRATA:

Yours faithfully,

M. T. Winister Construction Ltd (Postal Address)
(Builder) M. Winister (Postal Address) Box 474 Wellby

VIII. (FOR OFFICE USE ONLY):

This Application is Approved
[Signature]
(Borough Supervisor)

Date 30.10.63



Permit No. 002195
Issued 30.10.63

AUCKLAND CITY

Private Bag 92316 Wellesley Street Auckland 1 NZ

Street 250 Balmoral Rd

City

Postcode

SPECS

Particulars

	AMOUNT	PERCENTAGE	TOTAL
Adorns + sub-station	\$13812.3704	11.8.53	
Ex-transformer bays	\$1546542830	23.11.72	
Distribute sub-station +	\$1095936496	16.1.84	
W.C			

Engineer's report on special requirements:

Setting and grading in order. All completed and demonstrated to be per medium of schedule.

Signed

[Signature]
11-11-53

Sanitary Inspector's report on special requirements:

[Signature]

Signed

[Signature] 11/8/53

Building Inspector's report on special requirements:

All in order

Signed

[Signature] 11-8-53

Decision if referred to Council:

Date of Meeting

NOTE.—All special requirements to be endorsed on permit before issued, and attention of Builder and, or other Contractor drawn thereto.

P. 103704

MOUNT ALBERT BOROUGH COUNCIL

F4865

FIELD INSPECTION SHEET

ADDRESS 250 Balmoral Rd VALUE 2812.15.6
 OWNER Chuck Lake Power Dist PERMIT No. 5704
 CONTRACTOR P. Shipman DATE 11-8-53

DESCRIPTION OF WORK Additions to Sub Station

Dates of Inspections	REMARKS
14-8-53	Lead Path OK
2-8-53	dig soil around & down to work footing to be in to solid
9-11-53	Concrete & Brick walls & floor in all OK
22-2-54	Inspected
15-3-54	Work now finished & Sub. party

ADDRESS: 250 Balmoral
Road

PERMIT
NUMBER: 3704

**NO PLANS FOUND AT
TIME OF MICROFILMING**

FORM No. 1

RECEIVED
Date: 4-11-72
initials: [Signature]

FILE No. 4865

BOROUGH OF MOUNT ALBERT

BUILDING APPLICATION FORM

0469014

To the Borough Engineer, Date 6/11/72 19__

Sir,
I hereby apply for permission to ERECT TRANSFORMER BAYS
at No. 250 CORNER BALMORAL & ABBRI ST for Mr. Mrs. AUCKLAND ELECTRIC POWER CO. Owner
of PRIVATE BAY AUCKLAND (BLOCK LETTERS)
according to locality plans and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

I. PARTICULARS OF LAND:

- (a) Valuation No. 215/521
- (b) Lot No. 1
- (c) Deposited Plan No. 30426-143-10 S/A
- (d) Frontage _____ feet
- (e) Depth _____ feet
- (f) Area _____ acres _____ roods 35.75 perches

II. PARTICULARS OF BUILDING:

- (a) Foundations CONCRETE
- (b) Walls CONCRETE & BLOCKWORK
- (c) Roof —
- (d) Area of Basement _____ Sq. Ft.
- (e) Area of Ground Floor 1200 Sq. Ft.
- (f) Area of _____ Floor _____ Sq. Ft.
- (g) Area of Outbuildings _____ Sq. Ft.

III. ESTIMATED VALUE:

(a) Building	\$ <u>15465-00</u>
(b) Sanitary Plumbing	\$ _____
(c) Drainage	\$ _____
Total	\$ <u>15,465</u>

IV. FEES PAYABLE:

(a) Building fee	\$ <u>48.00</u>
(b) Plumbing fee	\$ _____
(c) Drainage fee	\$ _____
(d) Street Damage Deposit	\$ <u>100.00</u>
(e) Vehicle Crossing	\$ <u>8.00</u>
Total	\$ <u>158.00</u>

V. WATER CHARGES:

(a) Service	\$ _____
(b) Meter	\$ _____
(c) Toby Box	\$ _____
(d) Rate	\$ _____
Total	\$ _____

VI. NATURE OF PERMIT:

- (TICK BOX)
 1. New building 2. Alterations and/or additions 3. Conversion 4. Demolition

VII. STATE PURPOSE FOR WHICH BUILDING WILL BE USED: TRANSFORMER BAYS
If apartment house, state number of household units _____

VIII. CONVERSION: _____ converted to _____
(Type of building) (Type of building)

IX. DEMOLITION: Dwelling units lost _____

X. NATURE OF GROUND ON WHICH BUILDING IS TO BE PLACED: _____

XI. PROPOSED USE OR OCCUPANCY OF OTHER PART OF EXISTING BUILDINGS: TRANSFORMER SWITCHING STATION

Yours faithfully,
(Owner) AEBB (Postal Address) PRIVATE BAY AUCKLAND
(Builder) JOHN SISSONS & SON LTD (Postal Address) Box 22008

XII. (FOR OFFICE USE ONLY):

This Application is Approved

S. Arnold
(Borough Engineer)

Date 23-11-72

BOROUGH COUNCIL	
APPROVED	
TOWN PLANNING	INITIALS
DRAINAGE	DATE
HEALTH	
SEWERAGE	
WATERWORKS	
BOROUGH ENGINEER	

Permit No. 12830
Issued 23-11-72



XIII. GENERAL DATA (for Office Use Only):

(1) TOWN PLANNING CODE OF ORDINANCES:

- (a) Zoning Not zoned Designated Reserve for Civic purposes (AEPB) Corner Balmoreal Rd, South side of Balmoreal Rd West - in Area 51
- (b) Use: (1) Predominant yes (2) Conditional no
- (c) Height of Building no (d) Coverage: (1) Existing no (2) New Work yes
- (e) Yards: Front Yard Balmoreal Rd Side Yards 14' Rear Yards 18'
- (f) Subdivisional Standards no
- (g) Off-Street Parking and Loading to be adjusted at next major stage
- (h) Garage/Accommodation no
- (i) Street Intersection Requirements no

Approved by Council at its meeting on 13-9-72 subject to landscaping site report annexes of Council 15-11-72

(2) BUILDING BY-LAWS:

- (a) Fire Zone Outer A. (b) Type of Construction Type 3
- (c) Group DR. (d) Area of Fire Compartments none
- (e) No. of Storeys one (f) Means of Access one only from ea. compartment
- (g) Courts: Front Court All Rear Court All
- Side Court in Outer Court in
- Inner Court order Service Court order

(3) SITE:

Developed. Existing Sub station

(4) EXISTING STREET DAMAGE:

No Damage Crossing In

(5) DRAINAGE: (a) Sanitary Drainage

N/A.

(b) Surface-Water Drainage

Proposed to existing

(6) AUTHORITIES REFERRED TO:

- (a) Building Controller _____
- (b) Public Works _____
- (c) Auckland Regional Authority _____
- (d) Labour Department _____
- (e) Council _____

System
Order
7/11/72

(7) TOWN PLANNING COMMITTEE DECISION:

Date of Meeting _____

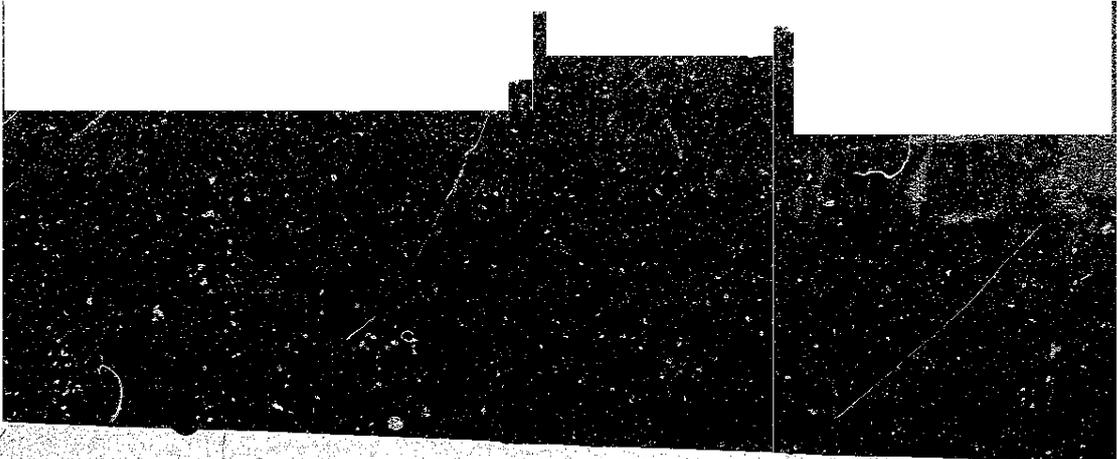
Signed: _____

Chairman Town Planning Committee

(8) CHECKED BY:

Date _____

P-NO 42830



MOUNT ALBERT BOROUGH COUNCIL

FIELD INSPECTION SHEET

File No. 4865

ADDRESS Sur. 250 Balmoral Rd. & Arabi VALUE \$15,465.00 Front YD _____

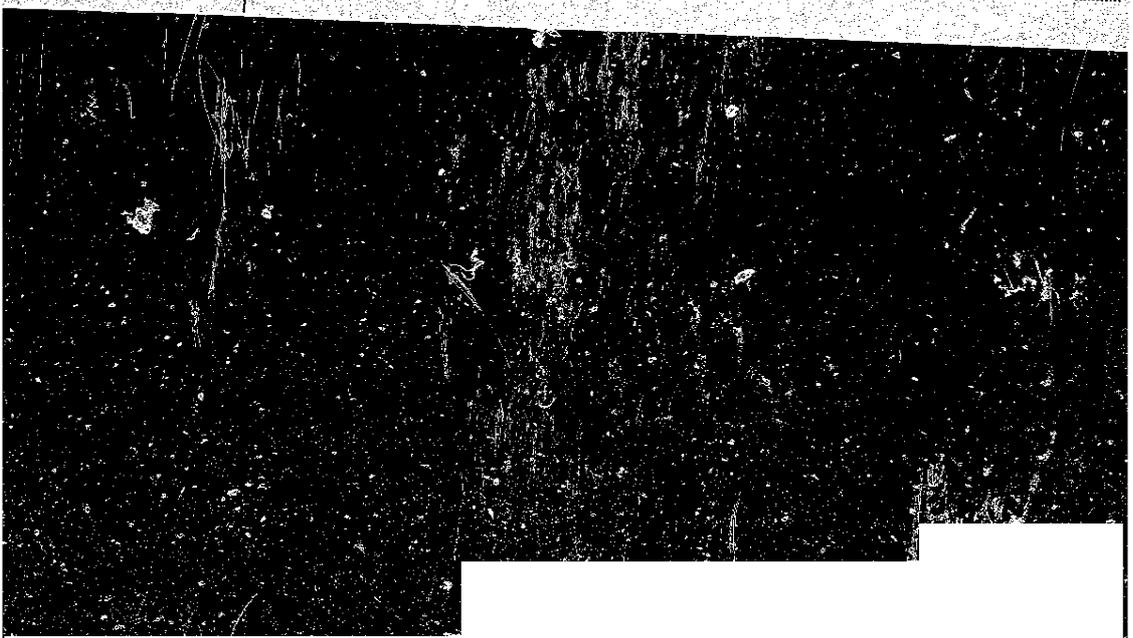
OWNER Auckland Electric Power Bd. PERMIT No. 42830 Side YD _____

CONTRACTOR John Sissons & Son Ltd DATE 23/11/72 Side YD _____

DESCRIPTION OF WORK Erect Transformer Bays Rear YD _____

5/521

Dates of Inspections	REMARKS
10-11-72	Footpath Deposit \$100.00 <i>Hold</i> <i>Foundations & Steel in order</i> J
28-11-72	<i>Concrete poured & in order</i> J
7-12-72	<i>Working ready for cement</i>
	<i>Complete</i> J



THE AUCKLAND ELECTRIC - POWER BOARD

POSTAL ADDRESS: PRIVATE BAG, AUCKLAND 1 N.Z. CABLES AND TELEGRAMS "BEJUCAL"

TELEPHONE:
ADMINISTRATION 593.009
WORKS & SERVICES 364.450

HEAD OFFICE: REMUERA RD.,
NEWMARKET
CITY OFFICE: POWER BOARD
BUILDING, QUEEN ST.

REFERENCE: RAR:RFS

15th November 1972

Borough Engineer,
Mt. Albert Borough Council,
615 New North Rd.
Morningside,
A U C K L A N D. 3.

Dear Sir,

Re: New Transformer Bays at Balmoral Substation

I, R.A. ROSS, being registered under the provisions of the Engineers Registration Act, 1924, and currently holding an Annual Practising Certificate, hereby certify that I have personally done the structural design for the new Transformer Bays at Balmoral Substation as detailed on drawings No. A1/926 sheets 1 to 4 dated October 1972.

I certify that the structure has been designed in accordance with methods of design which will permit of rational analysis in accordance with established principles of structural design.

I also certify that the structure has been designed to support the loads specified in the New Zealand Standard Model Building By-Law N.Z.S. 1900, and that all working stresses for the various materials of construction and permissible combination thereof do not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with the plans and specification.

Yours faithfully,

R.A. Ross

(R.A. ROSS, B.E., M.N.Z.I.E.)

Structural Engineer

2X

APPROVED BY THE AUCKLAND ELECTRIC POWER BOARD
No. 42830
I hereby certify that all requirements of the Planning Ordinances, all relevant Act and Regulations and Bylaws are complied with. If the building is not in accordance with the above mentioned regulations THEN
OWNER'S and/or BUILDER'S RISK

Date 23.11.72

J.H. Dunlop
Building Inspector

MOUNT ALBERT CITY COUNCIL

P.O. BOX 8575 AUCKLAND. 1 PHONE 860-014

FORM No. 1

BUILDING APPLICATION FORM

To the City Engineer,

Date 4/1/84 1984

Sir,

I hereby apply for permission to DISTRIBUTION SUBSTATION
250 BOKHORN RD MISS A. R. F. S. Owner
at No. MARABI STREET for Mrs.

(BLOCK LETTERS)

of BALMORAL according to locality plans and detailed plans, elevations, cross-sections, and specifications of building and drainage deposited herewith, in duplicate.

I. PARTICULARS OF LAND:

- (a) Valuation No _____
- (b) Lot No 1
- (c) Deposited Plan No D.P. 30426
- (d) Frontage 40.1 metres
- (e) Depth 60.3 metres
- (f) Area 2418 Hectare 2418 sq. metres

II. PARTICULARS OF BUILDING:

- (a) Foundations CONCRETE
- (b) Walls BLOCK WALLS
- (c) Roof CONCRETE
- (d) Area of Basement _____ M²
- (e) Area of Ground Floor 15.3 M²
- (f) Area of _____ Floor _____ M²
- (g) Area of Outbuildings _____ M²
- (h) Total floor area 15.3 M²

ESTIMATED VALUE:

- (a) Building \$ 9189-00
- (b) Sanitary Plumbing \$ 850-00
- (c) Drainage \$ 950-00

IV. FEES PAYABLE:

- (a) Building fee \$ 105
- (b) Plumbing fee \$ 68
- (c) Drainage fee \$ 74
- (d) Street Damage Deposit \$ 50
- (e) Vehicle Crossing \$ -
- (f) Building Research Levy \$ 11

V. WATER RETICULATION CHARGES:

- (a) Service Connection Size \$ _____
- (b) Extra Service Connections \$ _____
- (c) Meter(s), Size () No. () \$ _____
- (d) Meter Boxes () No. () \$ _____

Total \$ 10989-00

Total \$ 308

Total \$ _____

VI. NATURE OF PERMIT:

(TICK BOX)

- 1. New building
- 2. Alterations and/or additions
- 3. Conversion
- 4. Demolition

VII. STATE PURPOSE FOR WHICH BUILDING WILL BE USED:

DISTR. SUBSTATION

If apartment house, state number of household units _____

VIII. CONVERSION:

(Type of building)

converted to _____

(Type of building)

IX. DEMOLITION: Dwelling units lost _____

X. NATURE OF GROUND ON WHICH BUILDING IS TO BE PLACED:

Volcanic rock surface

XI. PROPOSED USE OR OCCUPANCY OF OTHER PART OF EXISTING BUILDINGS:

(Sub station)

XII. ESTIMATED STARTING DATE OF JOB:

January 1984

ESTIMATED DATE OF COMPLETION:

June 1984

RECEIVED
Date: 4/1/84

NOTIFIED
11/01/84

(Owner) W. N. Blaken yours faithfully,

(Postal Address)

(Builder) W. N. BLANKEN CONSTR.

(Postal Address)

P.O. Box 35-119 BROWNS BAY 10

Phone 4788591

Business 4788591

Home _____

XIII. FOR OFFICE USE ONLY:

Special Conditions to be Endorsed on Permit

CHECKED	INIT.	DATE
TOWN PLANNING	<u>AS</u>	<u>6/1/84</u>
DRAINAGE	<u>JRR</u>	<u>9/1/84</u>
HEALTH	<u>AS</u>	<u>10/1/84</u>
BUILDINGS	<u>JRR</u>	<u>16/1/84</u>
WATERWORKS		
FOUNDATION CERTIFICATE		
DESIGN CERTIFICATE		

APPROVED: _____

W. N. Blaken

CITY ENGINEER

DATE: 2.1.84

PERMIT No. 80 36496

ISSUED: 16/1/84

XIII. GENERAL DATA (for Office Use Only):

(1) TOWN PLANNING REQUIREMENTS:

- (a) Zoning R2 Designated ACPB
- (b) Location Car Wash & Balmoral Public Utility
- (c) Use (i) Predominant _____ (ii) Conditional _____ (iii) Non-Conforming _____
- (d) Subdivisional Standards _____
- (e) Street Intersection Requirements _____
- (f) Site Development Requirements _____
 - (i) Building Height _____
 - (ii) Yards: Front N/A Side 1.2m Side _____ Rear _____
 - (iii) Vehicle Access Requirements _____
 - (iv) Off-Street Parking Requirements _____
 - (v) Service Facilities _____
 - (vi) Design and Appearance _____
 - (vii) Planting and Landscaping _____

(2) BUILDING BY-LAWS:

- (a) Fire Zone Bucket B Zone
- (b) Type of Construction Type 4
- (c) Group D 2
- (d) Area of Fire Compartments 15.2 m² DOMESTIC
- (e) No. of Storeys one
- (f) Means of Access in order
- (g) Courts: Front Court all Rear Court all
 - Side Court ✓ Outer Court ✓
 - Inner Court order Service Court order

(3) SITE: Developer A.R.P.B. Sub. Station

(4) EXISTING STREET DAMAGE: N/A

- (5) DRAINAGE (a) Reticulation and Servicing _____
- (b) Sanitary Drainage connect to sewer
 - (c) Surface-Water Drainage _____
 - (d) Stormwater _____

(6) AUTHORITIES REFERRED TO:

- (a) Building Controller _____
- (b) Other N/A

(7) TOWN PLANNING COMMITTEE DECISION: _____ Date of Meeting _____

P.1036496

MOUNT ALBERT CITY COUNCIL

FIELD INSPECTION SHEET

5/54

ADDRESS 250 Balmoral Road VALUE \$10,959 Front YD
 OWNER Auckland Electric Power Board PERMIT No. B036496 Side YD
 CONTRACTOR W. & N. Blanken Construct. DATE 16.1.84 Side YD
 DESCRIPTION OF WORK Distribution substation e.v.c. Rear YD

Dates of Inspections	REMARKS
	Refunded - D&S - \$6591 - 16-3-84.
	\$50 street damage deposit paid.
31-1-84	Inspect steel reinforcement for substation - floor can be poured. (check again after floor concrete has been poured and boxing placed for chamber walls. Jff
3-2-84	Concrete floor poured to substation floor - boxing in place - for transformer pit and ducts. Jff
22-2-84	Checked formwork and reinforcement for substation roof. Polystyrene slabs to be placed against existing building to allow for expansion before forming concrete. Jff
14-3-84	Formwork stripped - plaster working on W.C. etc.
	Completed. Jff

POWER SUB-STATION

BUILDING FOR MOUNT ROSKILL

Authority was given the general manager, Mr. R. H. Bartley, at a meeting of the Auckland Electric Power Board yesterday afternoon, to invite tenders for the erection of a new sub-station in Mount Albert Road, Mount Roskill (Sandringham). The tenders are returnable by noon on Monday, December 1.

Mr. Bartley reported that the necessity for the sub-station was the supply in connection with the new Government second point of supply, and it would deal with a very large area in the Mount Roskill district. The board was providing here for a variety of switching operations so as to make the supply as flexible as possible with regard to other feeding points in the board's district generally.

POWER SUPPLY BOARD'S PROGRAMME EXTENSIONS IN 1945

"Excluding the actual cost of buildings and assuming that matters follow the anticipated course, we have one and a quarter million pounds' worth of work on hand, the major portion of which is expected to be completed during the coming year," said Mr. S. J. Harbutt, chairman of the Auckland Electric Power Board this morning, when discussing the work ahead of the board in 1945.

The board's programme for the year could be divided into three sections, said Mr. Harbutt. It was dependent, however, on materials coming to hand in reasonable accordance with anticipated deliveries and on the maintenance of the present manpower position with a prospect of an increase in available labour in the middle of the year, when the programme should be at its peak.

The first section of the programme embraced the building scheme at Newmarket, where the various activities now carried on in Quay Street would be housed, said Mr. Harbutt. As the Government had taken over the King's Wharf works office, stores and other workshops, the board was anxious to make a start with the Newmarket scheme. It was anticipated that this would reach an advanced stage during the year.

Other buildings to be carried out in connection with general improvements to the lay-out of the board's undertakings included the erection of a new distribution station in Quay Street and additions to the Hobson Street sub-station.

Removal of Plant

The second section of the board's programme comprised the removal of a substantial amount of the distribution plant now at King's Wharf to the new Quay Street distribution station, together with the erection of additional plant, involving the extension of the board's underground cableway between the Quay Street and King's Wharf power stations.

Mr. Harbutt said that much electrical equipment on order was expected to arrive in the new year. This would be used for the Hobson Street station and, to a less degree, for the board's other sub-stations. A large quantity of 22,000 volt underground cable was expected to arrive during the year and would be erected between Kingsland sub-station and Balmoral sub-station, Kingsland and Quay Street, and Quay Street and Hobson Street.

Extension and Maintenance

Much extension work has been necessary through Government schemes, said Mr. Harbutt. Extensions of 6000 volt distribution lines, and to low tension lines depended on progress made with Government housing blocks. He was thinking particularly of the Wesley Estate, the West Tamaki areas, the Oranga and Stewart Estates, and a number of smaller blocks.

Maintenance formed the third section of the programme, said Mr. Harbutt. This work had already fallen a good way back due to war conditions. Now that some of the material supply, manpower and transport difficulties had been overcome, the board viewed the bringing up to date of much of this very necessary work as one of its chief aims.



This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

AEPB Substation | 1959



Auckland Council
Te Kaurihera o Tāmaki Makaurau

Appendix 3 Certificate(s) of title

- NA520_272 (Thomas Eric McKinstry, 4 February 1930)
- NA784_36 (Auckland Electric Power Board, 19 December 1941)

NEW ZEALAND

993
5.5.30

Land Transfer (Compulsory
Registration of Titles)
Act, 1924.

Reference:

Deeds Index. 31A.233.

Application No. 5972C.



Register-book,

Vol. 520, folio 272. ✓

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO ARABI ROAD TITLE

This Certificate, dated the Fourth day of February, one thousand nine hundred and thirty
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
THOMAS ERIC MCKINSTRY of Auckland, Joiner,

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 Thirty-five perches and nine tenths of a perch more or less situated in the Borough of Mount Albert being part Lot Twenty-two (22) on a plan lodged in the Deeds Register Office at Auckland as No.49 blue and being part of Allotment 143 of Section 10 of the Suburbs of Auckland.

Laurie
Assistant District Land Registrar.

Image Quality due
to Condition
of Original

Outstanding interest registered in the Deeds Register
Office at Auckland :-
Fencing proviso contained in Conveyance 82078
(R5.573).

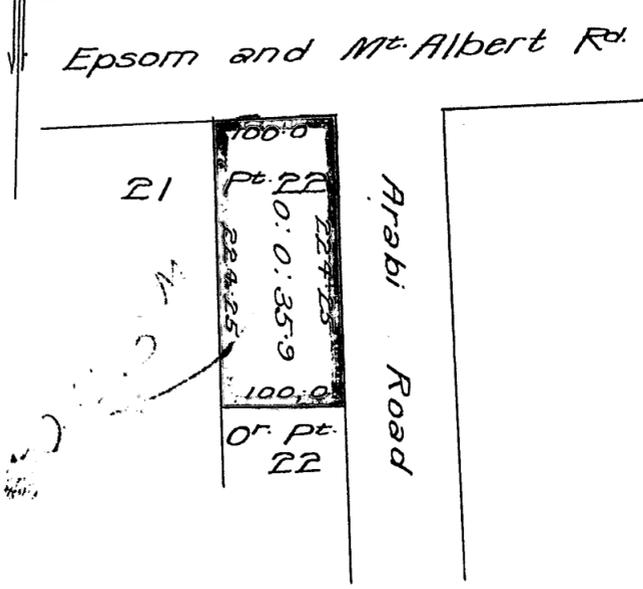
Laurie
Asst. L.R.
District Land Registrar.

This certificate of title has ceased to be limited as to
title. Entered 5.5.1930

Transfer No 320107 Thomas Eric McKinstry
to the Auckland Electric Power Board,
produced 15.4.1940 at 11.20 a.m.

being the land on plan 30426. Entered 17.12.1941

has since cancelled and certified as
being issued Vol. 47 folio 272



2216.122
Th.

CANCELLED



NEW ZEALAND.

Form B.

Reference: Vol. 520, Folio 272
 Transfer No.
 Application No.
 Order for N/C No. C19645



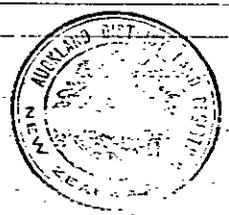
Register-book,
 Vol. 784, folio 36

784/36

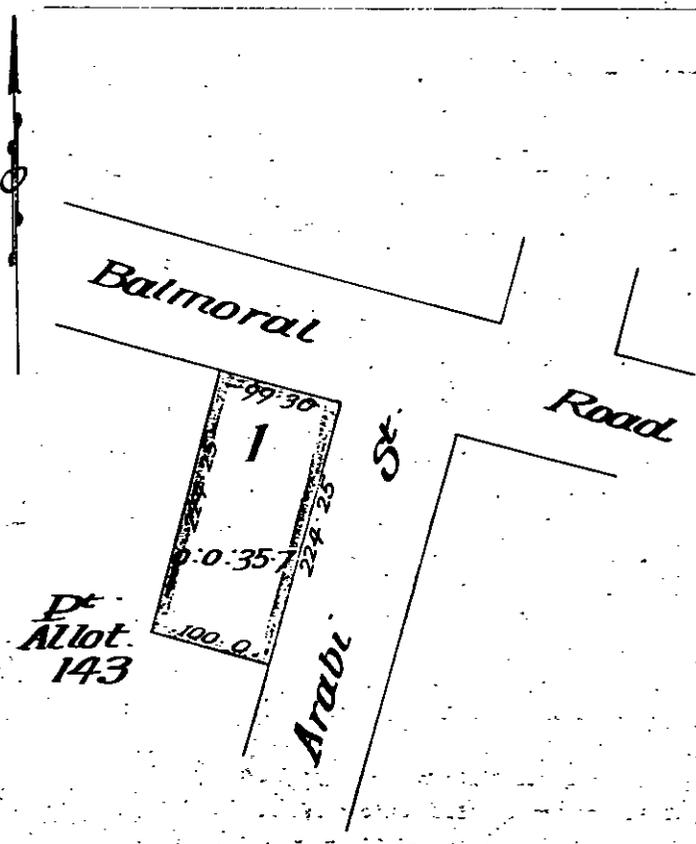
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the nineteenth day of December, one thousand nine hundred and forty one under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that the AUCKLAND ELECTRIC POWER BOARD, a body Corporate duly constituted under the Auckland Electric-power Boards Act 1921-22.

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 thirty five and seven tenths perches more or less situated in the Borough of Mount Albert being Lot one (1) on a plan deposited in the Land Registry Office at Auckland as No. 30426 and being portion of Allotment 143 Section 10 of the Suburbs of Auckland.



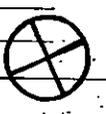
W. Williams
 Assistant District Land Registrar.



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.
L.G. Steman D.L.R.

Scale: 1 Chain to an inch

METRIC AREA IS 903m²
 903m²
 Conversion Factors:
 1 Acre = 4046m²
 1 Perch = 25.29m²
 1 Link = 2012 metres



Appendix 4 Photographs

Photos of 250 Balmoral Road by Auckland Council, May 2013



Primary façade, Balmoral Road



East façade, Arabi Street



Detail of primary entrance



Detail of industrial steel-sash window



Detail of dimensional letters above primary entrance



1953 Addition



Detail of decorative gutters on 1953 addition



1972 Addition



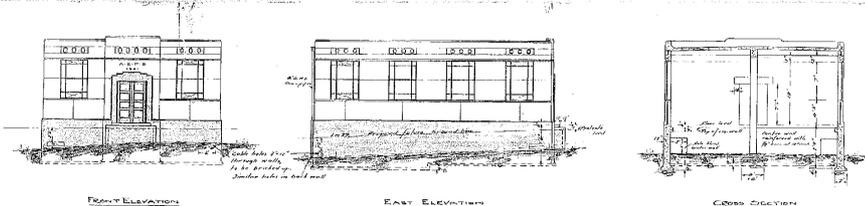
Courtyard between 1953 and 1972 additions



West façade, with 1983 addition visible at rear

Appendix 5 Drawings

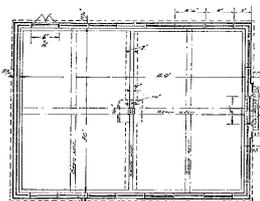
- Original Drawings (1941)
- New Local Sub & Toilet Drawings (1983)



FRONT ELEVATION

EAST ELEVATION

CROSS SECTION



PLAN

(A)
 250 Balmoral Road
 PRO Umbraon
 Er Substation
 20 Oct 19 41
 10F3

AUCKLAND ELECTRIC POWER BOARD

Proposed Substation in

Balmoral Road, Balmoral.

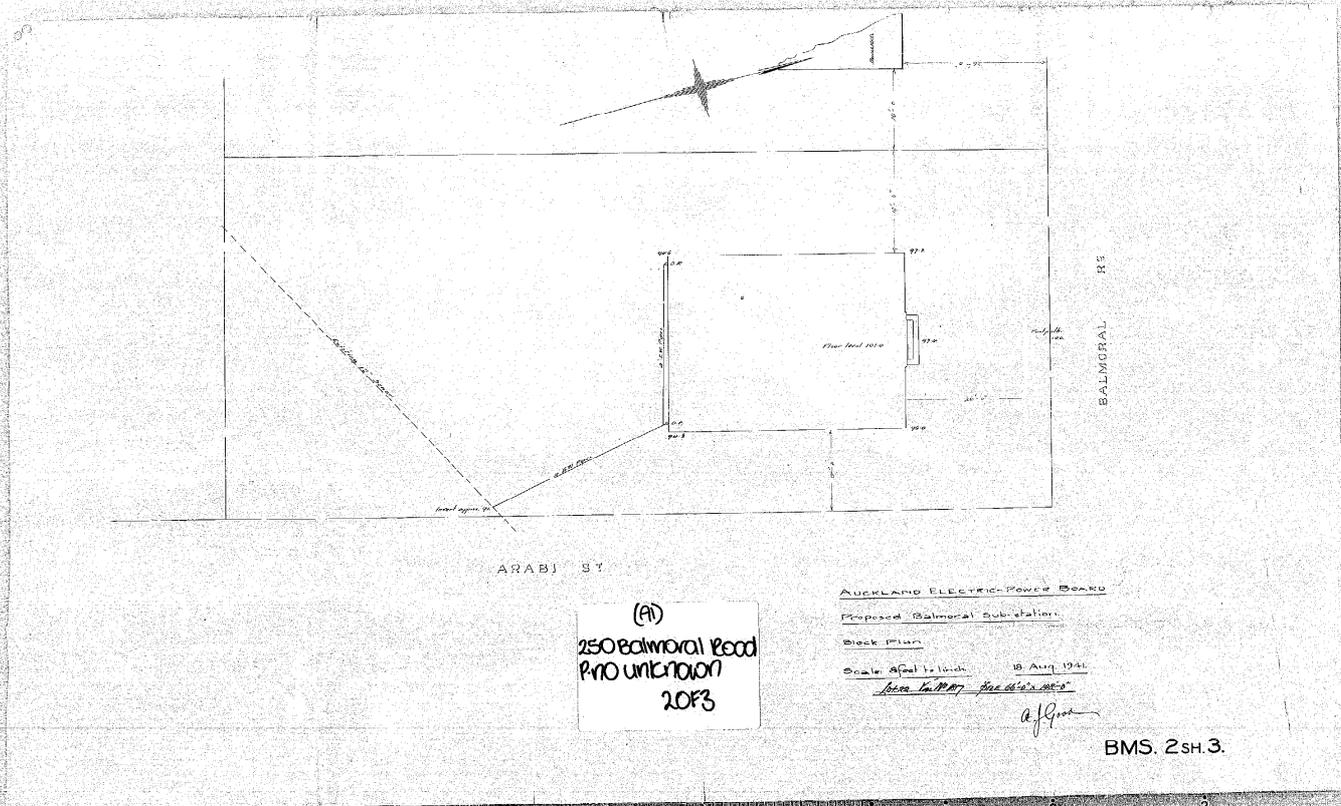
Scale: 1/4" = 1'-0" (1/8" = 1'-0")

Drawn by: [Signature]

[Handwritten signature]

BMS.2shl.



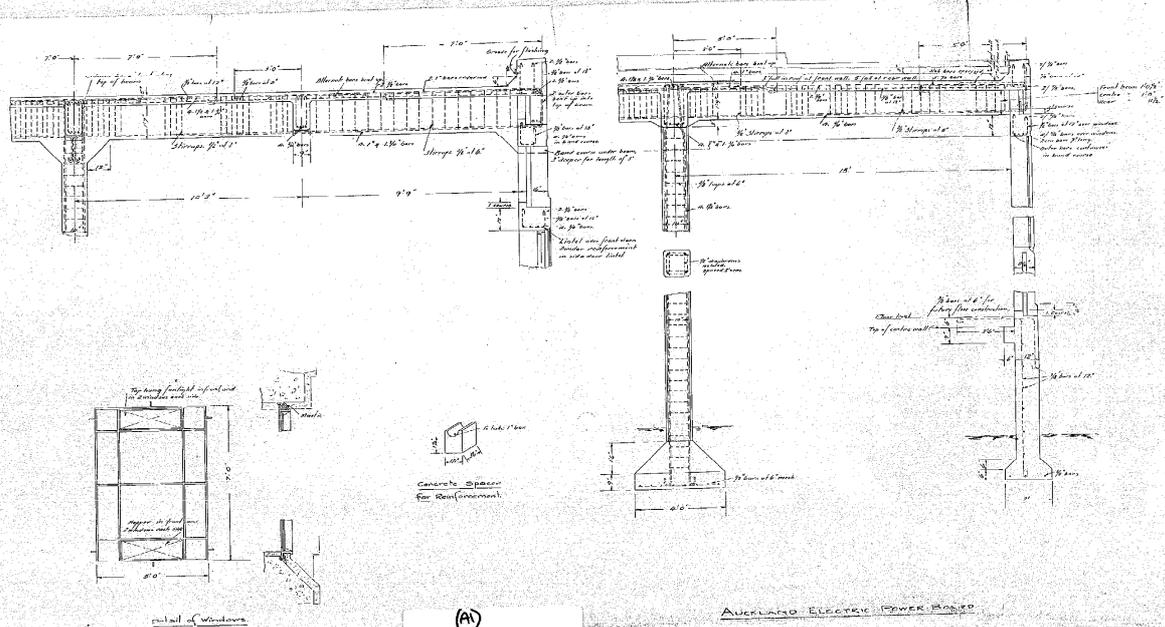


(A)
 250 Balmoral Road
 Proposed Substation
 2013

AUCKLAND ELECTRIC POWER BOARD
 Proposed Balmoral Substation
 Deck Plan
 Scale: As Shown 10 Aug 1941
John W. M. J. G. G. G. G.
A. J. G.

BMS. 2sh.3.



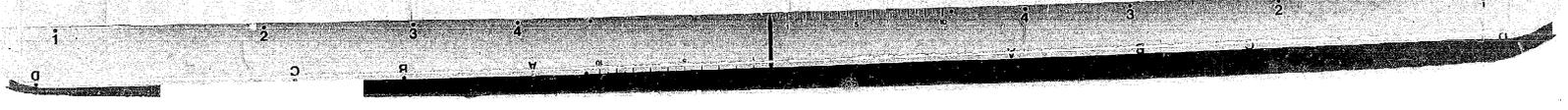


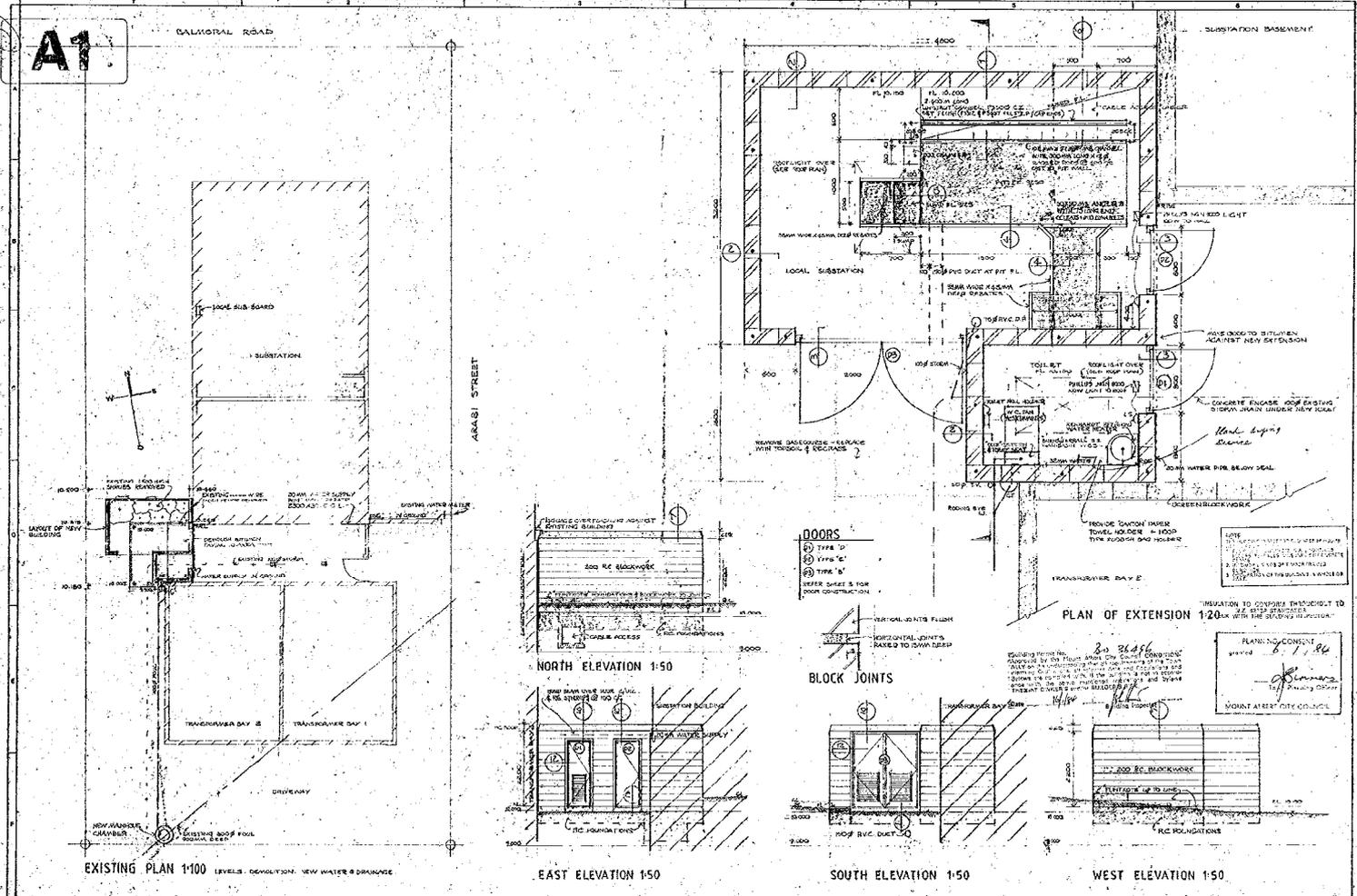
(A)
 250 Balmoral Road
 P.O. unknown
 30F3

AUGLARO ELECTRIC POWER ENGINEERS
 Proposed Balmoral Substation
 Reinforcement Details
 Scale: 1/2" = 1'-0"
 18 Aug 1991
 Ref: 250 Balmoral Road P.O. unknown

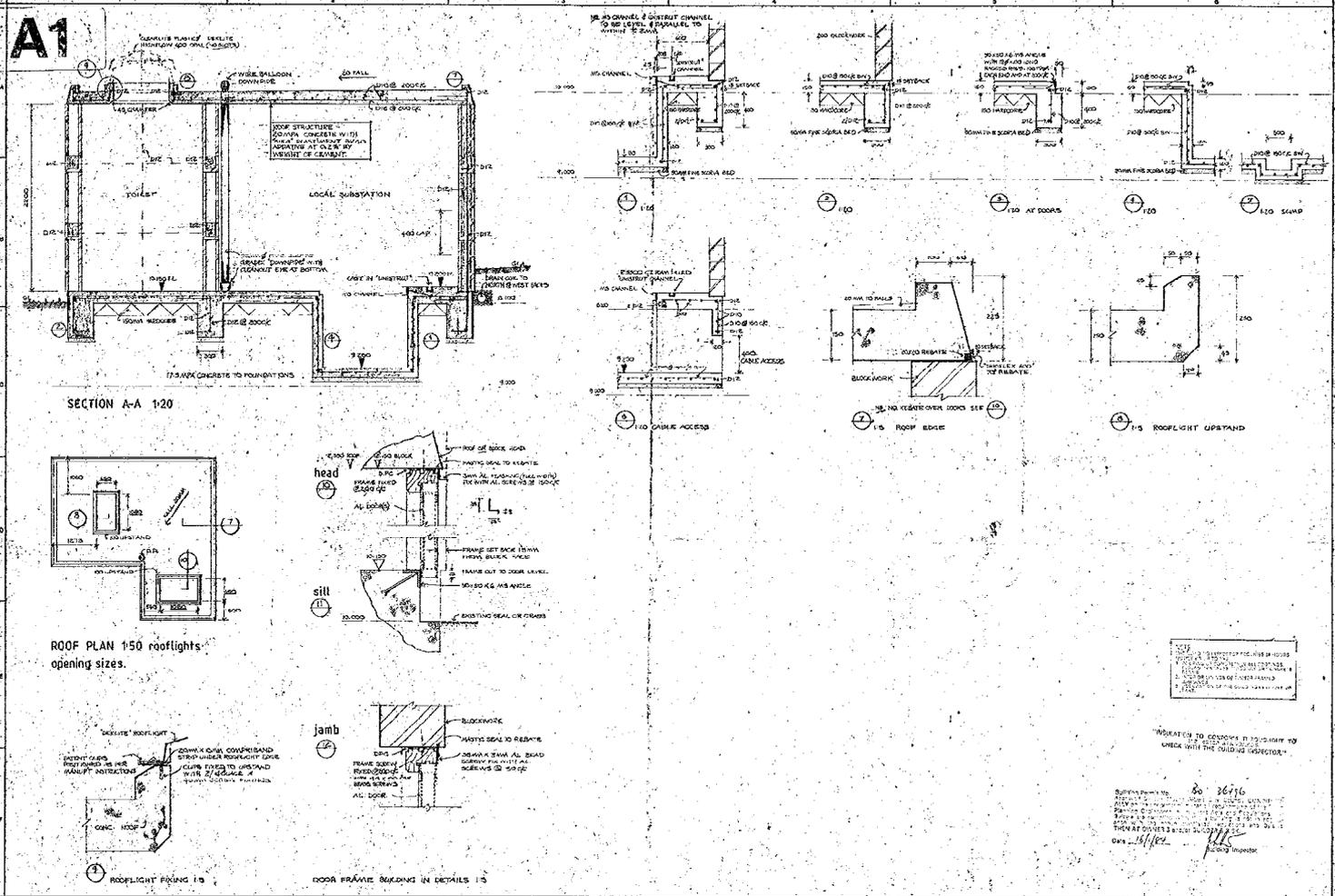
R. J. Power

BMS.2sh.2.





AMENDMENT	DATE	BY	CHK	APPROVED	ORIGINATED BY	APPROVED	AUCKLAND ELECTRIC POWER BOARD	BALMORAL SUBSTATION NEW LOCAL SUB & TOILET site plan - drainage - plan - elevations	SCALE AS SHOWN
					DRAWN RA	SYSTEM PLANNING ENGINEER	MANAGER ENG. DISTRIBUTION		A1/1287 sht 1 of 3
					CHECKED	SUBSTATION/MANAGER	AREA MANAGER		ISSUE
					CHECKED	SUBSTATION ENGINEER	AREA MANAGER		
					CHECKED	ARCHITECT	DEVELOPMENT ENGINEER		
					DATE 11/07/83				



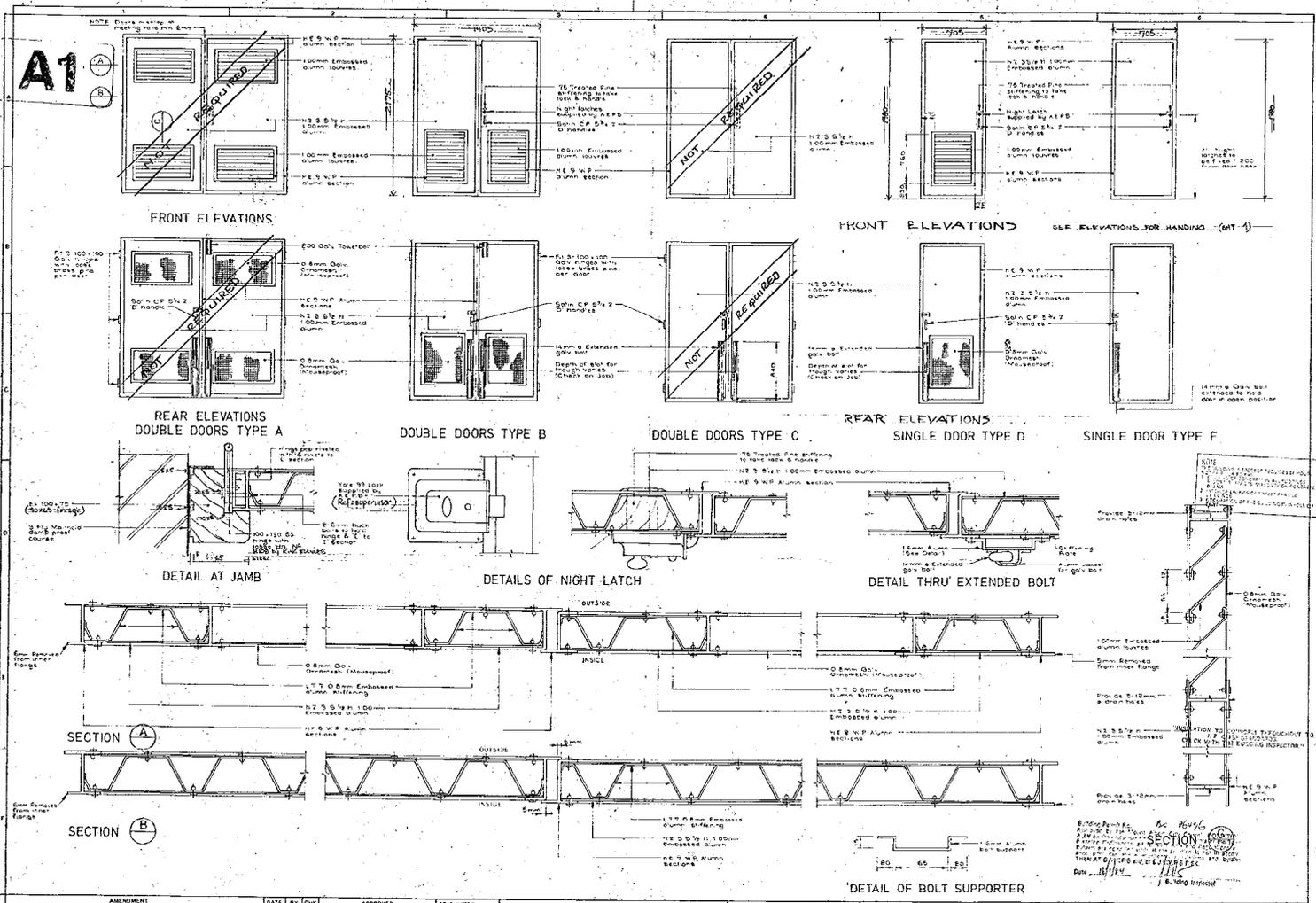
NOTES:
 1. ALL ROOFLIGHTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 2. ALL ROOFLIGHTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. ALL ROOFLIGHTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

REFER TO DRAWING 120-120-1 TO CHECK THE GRID LINE LOCATIONS.

80 26716

DATE: 11/11/85

AMENDMENT	DATE	BY	CHKD	APPROVED	ORIGINATED	DATE	APPROVED	AUCKLAND ELECTRIC POWER BOARD	BALMORAL SUBSTATION NEW LOCAL SUB & TOILET section - roof - details	SCALE AS SHOWN
					DESIGNED	8/85	APPROVED			AS SHOWN
					CHECKED		SYSTEM PLANNING ENGINEER			A1/1287 sht 2 of 3
					TRACED		SUBTRANSMISSION MANAGER			ISSUE
					CHECKED		DISTRIBUTION MANAGER			
					DATE	NOV 85	ARCHITECT			
							DEVELOPMENT ENGINEER			



AMENDMENT	DATE	BY	CHK	APPROVED	ORIGINATOR	APPROVED	AUCKLAND ELECTRIC POWER BOARD
A. BATHING AND ES. RATED TO INSIDE OF ALL DOORS	25-10-78				DESIGNED BY SYSTEM PLANNING ENGINEER	MANAGER ENG. DISTRIBUTION	
B. SUBSTATION MET. GATED	18-09-78				CHECKED BY SUBTRANSMISSION MANAGER	AREA MANAGER	
C. RETRACED	2-12-78				DESIGNED BY SUBSTATION ENGINEER	AREA MANAGER	
					CHECKED BY ARCHITECT	DEVELOPMENT ENGINEER	

METAL DOORS FOR DISTRIBUTION SUBSTATIONS

SCALE: 1:5
A1/1287 sht 3 of 3
 ISSUE: A E C

Heritage Assessment

Balmoral Presbyterian Church Complex

258-260 Balmoral Road, Sandringham, Auckland



**Prepared by Auckland Council Heritage Unit
August 2013**

ACKNOWLEDGEMENTS

The author would like to acknowledge the Balmoral Presbyterian Church, in particular the assistance provided by Mr Len Scanlen, Church Warden, who kindly took the time to show us around the property, imparting helpful information and supplying us with additional research material.

Heritage Assessment

Balmoral Presbyterian Church Complex, 258-260 Balmoral Road,
Sandringham, Auckland

Prepared for Auckland Council

August 2013 (Final version)

Cover image:

Balmoral Presbyterian Church (north and east elevations), viewed from Balmoral Road (Auckland Council, 2013)

NOTE: Copyright permissions have yet to be obtained.

1.0 Purpose

The purpose of this document is to consider the place named the Balmoral Presbyterian Church Complex located at 258-260 Balmoral Road, Sandringham against the proposed criteria for evaluation of historic heritage to be contained in the Auckland Council Proposed Unitary Plan.

The document has been prepared by Carolyn O'Neil, Heritage Consultant to the Built and Cultural Heritage Policy Team, Auckland Council.

2.0 Identification

Site address	258-260 Balmoral Road, Sandringham
Legal description and Certificate of Title identifier	Lot 17 Deeds Reg 49 2502m2, Lot 18 Deeds Reg 49, Pt Lot 53 Deeds Reg 49, Lot 54 Deeds Reg 49 1214m2; CT-1577/8
NZTM reference	Easting: 1755140.17 / Northing: 5916355.67 Longitude: 174.740946 / Latitude: -36.886029
Ownership	The Presbyterian Church Property Trustees Balmoral Presbyterian Church 258 Balmoral Road Sandringham Auckland 1025
District plan	Auckland City Council District Plan: Isthmus Section
Zoning	Residential Zone 6a (6b to Patterson Road frontage) Terrace Housing and Apartment Buildings (Draft Unitary Plan) at time of assessment.
Existing scheduled item(s)	None
Additional controls	Pre-1944 Demolition Control (Draft Unitary Plan) at time of assessment.
NZHPT registration details	<i>Reference no.: n/a</i> <i>Category: n/a</i> <i>Date of registration: n/a</i>
Pre-1900 site (HPA Section 2a(i) and 2b)	Yes
CHI reference	The building is not recorded on the Cultural Heritage Inventory.
NZAA site record number	N/a

3.0 Constraints

This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive. It is important to note that additional research may yield new information about the place.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua. This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

4.0 Historical summary

Refer to Appendix 1 for a fully referenced 'Historical Background'

Edendale Presbyterian Mission was founded in 1888, with early services being held in a fisherman's cottage. A Sunday School was established soon after. In October of the same year, the cottage was destroyed by fire resulting in a decision being made to construct a purpose-built hall. Subscription lists opened and Mr and Mrs Dick reportedly contributed a portion of their Edendale land for the building of the hall.

Designed by Mr Watt, the hall was built by Mr Chalmers on a rise above the track that is now Balmoral Road. The building was a simple gabled structure of rectangular plan and timber construction with a small gabled entrance porch and set within stone boundary walls. The Edendale Presbyterian Hall was formally opened on Sunday 28 July 1889 as the first known purpose-built place of worship in Balmoral and one of the earliest in the wider Mount Eden area.

By 1893, the congregation at Edendale was well established. Two classrooms were completed at the rear of the Hall in 1895 for use as Bible classes. On 1 December 1903, following a petition to the Presbytery, Edendale ceased to be a mission station and became fully sanctioned as Edendale Presbyterian Church. Prior to the induction of the Church's first minister, Rev. James Murdoch Fraser on 16 February 1904, alterations and additions were carried out to the church building to accommodate the growing congregation. The Church re-opened on 10 May 1904.

The Church's increased congregation at the start of the twentieth century directly correlated with a marked population growth in the Mount Eden Road District. Consequently, many of the farms that characterised the landscape around Balmoral, Sandringham and Mount Eden during the mid to late nineteenth century were largely replaced by housing on residential subdivisions.

In c.1910, the Sunday School Hall was built to the rear of the Church, made possible by the fund raising efforts of the Ladies' Guild and Bible Classes. A Manse was established in 1914 which required rebuilding fifteen years later due to the ineffectiveness of the materials used in its initial construction. In 1915, during the excavation of land beneath the Hall an explosion reportedly shattered every window in the Church. The windows were re-glazed within a week. An Infant Hall was built in 1922 and dedicated three years later as the 'Joseph Wilson Memorial Hall' in memory of the former Sunday School Superintendent. Over the years, both halls have served the community as venues for numerous social events and activities.

In 1929, on the eve of the Great Depression, the Church was extended to double its capacity in order to accommodate its growing congregation following the property boom earlier in the decade. Work involved the extension of the side walls, the incorporation of a new vestry and the addition of a vestibule to the front of the Church. The Church re-opened on 10 March 1929. The following year, the name of the Church changed to Balmoral Presbyterian Church.

During the 1930s, the Sunday School and Bible Class experienced further increased roll numbers reflecting the continued growth of the Church and community. By the 1950s and 1960s however, there were falling numbers in all departments and activities of the Church. Whilst ongoing repairs and upgrades were carried out to the buildings during the following decades, the only known changes involved the installation of a podium within the Church. In the mid-1970s, a driveway was constructed, providing further off-road parking and during the early-1990s a play-centre was built on the site.

5.0 Physical description

A site visit was undertaken on 24 May 2013. An inspection of the exterior of the Church, Halls and Manse was undertaken and the interiors of the Church and Halls were viewed. A detailed description of the play-centre and op-shop has not been made.

Site and setting

Balmoral Presbyterian Church Complex is located within the suburb of Balmoral, approximately five kilometres south-west of Auckland CBD. The site is located on the southern side of Balmoral Road, a main thoroughfare that runs east-west linking Green Lane West in Epsom with St Lukes Road in Sandringham and comprises a mix of medium density residential and commercial development. The site measures 3716m² in area and incorporates three sections; two bounded by Balmoral Road to the north and one bordered by Patterson Street, a residential road that runs parallel to the site's southern boundary.

The Balmoral Presbyterian Church complex encompasses a number of buildings including the Church, two church halls, the Manse, Balmoral Play-centre and the Church 'Op-shop' together with a number of modest ancillary structures. The church building occupies a relatively conspicuous position on its original site fronting Balmoral Road. Directly behind the church, the two church halls are located on land that drops away to the south and west. The play-centre is located on lower ground to the western corner of the site, south of the 'Op-shop', whilst the Manse, fronting Patterson Street is located within the southern portion of land which makes up the certificate of title boundary.

Vehicular access onto the complex is gained via a driveway off Balmoral Road, leading to tarmacked parking areas to the west of the church. Small sections of planted vegetation feature throughout the site and along the edges of the northern and eastern boundaries. A concentration of small trees, low-level shrubs and plants are positioned directly to the west of the church and of particular note is an oak tree located to the east of the church entrance. Portions of old stone walls remain along the northern and eastern boundaries and as retaining walls within the site.

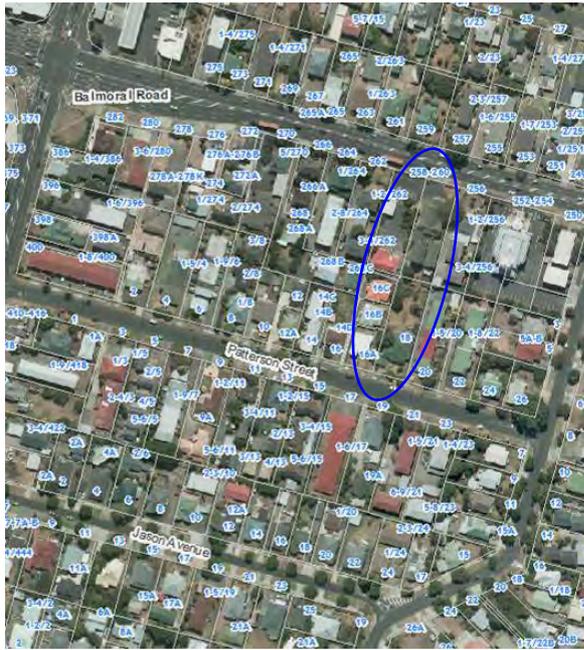


Figure 1: Wider Balmoral context (Church site circled) (courtesy maps.auckland.govt.nz)



Figure 2: Balmoral Presbyterian Church site boundary with buildings annotated (courtesy maps.auckland.govt.nz)

Balmoral Presbyterian Church

Balmoral Presbyterian Church is a single-storey structure of timber-frame construction. Originally built to a simple rectangular plan often associated with the rural vernacular of church buildings during the nineteenth century, the structure has evolved to form a cruciform plan, incorporating lean-to elements along the front and side elevations and a gabled entrance porch to the front. A further lean-to structure connects the church building to the hall behind. The principal gable roof structure is formed by a series of timber collar-tie trusses, strengthened by steel tie bars. The roofs are covered in corrugated profile metal and the external walls are clad with a mixture of plain and rusticated painted timber weatherboards. An external chimney breast with a concrete render finish is positioned against the west elevation of the session room extension.

The fenestration to the east and west elevations in particular include a number of what are likely to be the early (albeit partly repositioned) boxed-framed double-hung sash windows. The timber units incorporate gothic-arch tracery with stained glass and profiled timber hood-moulds and 12-pane sashes. A gothic-arch window is positioned next to the double entrance doors and the original vents located in the northern and southern gables have been replaced with a circular and arched window respectively. Original slatted vents still remain within the apex of both the east and west gables, together with remnants of timber finials.

Internally, the layout of the Church remains largely unchanged since 1929. It comprises three main areas; the entrance vestibule, the Church proper (incorporating the nave and transept) and the kitchen and session room to the rear. Remnants of the early church structure and c.1904 additions remain evident, and are visible in the transept board and batten ceiling with decorative timber ceiling rose. Timber floorboards and chamfered posts indicate where the end walls of the original church building were located. Tongue and groove boards cover the main internal walls, either vertically or diagonally whilst other walls and the underside of the roof are boarded over. The raised podium is a later addition.



Figure 3: North (front) and east elevations (Auckland Council, 2013)



Figure 4: Church interior, facing the altar (Auckland Council, 2013)

Sunday School Hall

The Sunday School Hall is a modest single-storey structure of rectangular plan with a gabled roof and partial basement. The building, which appears largely intact, is linked to the rear of the church and is constructed of timber-framing with plain painted weatherboards and a corrugated metal roof. Tall single-paned double-hung sash windows with single fixed top lights are positioned along the east and west elevations, with a further window located on the south elevation adjacent to an external access door. A heavily weathered stone plaque is set upon base-boards and within a timber frame to the east elevation. The Hall's interior consists of a single open space with vertical tongue and groove walls and a timber joist and beam ceiling.



Figure 5: Sunday School Hall west elevation (Auckland Council, 2013)



Figure 6: Hall interior (Auckland Council, 2013)

Joseph Wilson Memorial Hall

The Joseph Wilson Memorial Hall, or Infant Hall, is a single-storey structure that sits adjacent to the Sunday School Hall. Of rectangular plan, the building is of timber construction with plain painted weatherboards and a corrugated metal roof. Four-paned double-hung sash windows feature throughout, with a single gothic-arch window located to the north elevation. A single timber slatted vent is located in the apex of each gable. A large memorial stone is positioned at the base of the northern gable, encased in a purpose-built

timber and glass box. The internal space is spilt to form a small entrance lobby and a large open hall. The plain boarded ceiling is given interest by a number of timber ventilators.



Figure 7: South and west elevations of the Joseph Wilson Memorial Hall (Auckland Council, 2013)



Figure 8: Hall interior (Auckland Council, 2013)

Manse

The Manse is a single-storey bungalow located within the southern section of the church complex fronting Patterson Street. Built upon stone and concrete foundations, the building is of timber construction with narrow timber weatherboards and a hipped corrugated metal roof. An external chimney is positioned against a bay which projects from the west elevation. The building features a prominent recessed entrance porch to the front (south) elevation, flanked by plastered columns each one embedded with a marble plaque; one commemorating the opening of the manse and the other acknowledging its rebuild some years later. Timber windows of varying styles and proportions feature throughout the building, including a faceted bay window that sits adjacent to the front porch. The partially glazed entrance door, with similarly detailed side-light and top lights, is of particular note. Access to the interior was not possible at the time of the visit.



Figure 9: South (front) elevation facing Patterson Street (Auckland Council, 2013)



Figure 10: North (rear) elevation (Auckland Council, 2013)

Condition

Based on those elements visible during the visit, the buildings and site appear to be in very good condition.

Use

The place retains its on-going use as a place of worship for the Presbyterian community.

Summary of key features

- Principal buildings: Balmoral Presbyterian Church, Sunday School Hall and Joseph Wilson Memorial Hall.
- Secondary building: Manse

6.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The Balmoral Presbyterian Church complex has considerable historical value for reflecting important patterns of local social, economic and religious history and for representing the presence and influence of the Presbyterian faith at a local level for nearly 125 years.

Established in 1889 as Edendale Hall, the place has value as the first purpose-built place of worship in the wider Balmoral area. Contemporary with the early rural growth of the locality and its subsequent development into a residential tram suburb, the place has further historical value as a physical reminder of its response to the needs of a thriving congregation and growing community during times of both social prosperity and economic hardship.

The complex has moderate historical value for its transient association with ministers who played an important role in the development of the Presbyterian Church in the locality, and for its connection with early settlers who were largely responsible for the church's inception, a number of whom are remembered by the buildings named after them in Sandringham town centre.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Balmoral Presbyterian Church complex possesses considerable spiritual value as an important place of worship for the local Presbyterian community. It reflects the religious needs and aspirations of the Balmoral community over the past 124 years and demonstrates the spiritual beliefs, affiliations and on-going commitment of the congregation who worship there.

The place has considerable symbolic value as a marker readily identified by the local community and is considered to be held in high public esteem, such that it has been well maintained, utilised and developed since 1889. The church complex forms an integral part of the social life and cultural development of the locality throughout its

history and has moderate community value as a venue for playgroups, local clubs and societies and important milestone events.

The Balmoral Presbyterian Church Complex is a testament to the perseverance and commitment of the Balmoral community, who, in a combined effort during the Depression years, made the extension of the place possible, and whose on-going support ensures that it continues to form an integral part of the social and cultural development of the community.

As a repository for a number of memorials, including a font and hall, the place has moderate commemorative value.

(c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

An assessment of the place's value to mana whenua has not been undertaken as part of this evaluation.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

Like many ecclesiastical places, the Balmoral Presbyterian Church complex has the potential to enhance public understanding or appreciation of the way of life and cultural history of the locality and its development. Although much of this information can be readily derived from available documentary sources, the place has moderate value for its potential to provide knowledge about the late nineteenth century of the site and the construction of the early building through archaeological investigations and research. The place is an archaeological site as defined by the Historic Places Act 1993.

(e) Technological

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

The place is not considered to be associated with a creative or technical accomplishment, innovation or achievement and as such is considered to have little technological value.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The Balmoral Presbyterian Church complex has moderate physical attributes value as an intact group of structures evocative of New Zealand's ecclesiastical vernacular.

Although understated architecturally and modified to varying degrees, the buildings retain legibility of form, fabric and layout and simplicity of their original design.

Of particular note is the church building. Having experienced periodic change to accommodate a growing congregation, the place plays an important role in documenting Balmoral's pattern of settlement. Whether considering the early built fabric (1889), the incorporation of the transept (c.1904) or the extension of the side walls (1929), the place has value for cumulatively revealing its response to the historical development experienced in the locality at those times.

(g) Aesthetic

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

The Balmoral Presbyterian Church complex has moderate aesthetic value locally as a readily identifiable place of worship, visible along the main thoroughfare of Balmoral Road. The physical, visual and functional relationship between the church buildings and its immediate grassed and planted surrounds contribute to the visual quality of the place within its suburban setting.

(h) Context

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

The Balmoral Presbyterian Church complex has considerable context value for the contribution it makes to the early historical and cultural context of the locality as one of a number of places along Balmoral Road associated with its late nineteenth/early twentieth century development. Located on its original albeit modified site, the place possesses value for its group of inter-related items that, when taken together, add further interest and meaning to the place.

7.0 Statement of significance

The Balmoral Presbyterian Church Complex has considerable historical value for reflecting important patterns of local social, economic and religious history and for representing the presence and influence of the Presbyterian faith at a local level for nearly 125 years. It possesses considerable social value as an important place of worship for the local Presbyterian community and forms an integral part of the social life and cultural development of the locality throughout its history. It has moderate knowledge value as a place that may provide archaeological information about a late nineteenth church building and moderate physical attributes value as an intact group of structures evocative of New Zealand's ecclesiastical vernacular. The place has moderate aesthetic value locally as a readily identifiable place of worship, visible along Balmoral Road and has considerable context value for the contribution it makes to the early historical and cultural context of the locality as one of a number of places associated with Balmoral's late nineteenth/early twentieth century development.

8.0 Extent of the place for scheduling

- The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place. As such, the extent of place

encompasses all that land contained within the certificate of title boundary (Lot 17 Deeds Reg 49 2502m2, Lot 18 Deeds Reg 49, Pt Lot 53 Deeds Reg 49, Lot 54 Deeds Reg 49 1214m2). This incorporates stone boundary walls and ensures the retention of views to the Church buildings from Balmoral Road.

- Exclusions apply to the Balmoral Play-centre and 'Op-shop' buildings. Any future proposals to these buildings however will need to be considered in light of their potential impact on the identified values of the place.
- The strong physical, visual and functional relationship between the Church building, the Sunday School and Joseph Wilson Memorial Halls, the Manse and their immediate setting contributes to the historic heritage significance of the place. Whilst the rebuilt Manse building in isolation is less notable than the Church and halls, it has collective value as part of the church complex and contributes positively as a secondary element.
- The extent of place is shown in Figure 11 below.



Figure 11: Shaded area denotes the extent of place which follows the certificate of title boundary. Hatched areas denote building exemptions.

9.0 Recommendations

- Based on the preceding evaluation, the Balmoral Presbyterian Church Complex, 258-260 Balmoral Road meets the threshold for scheduling as a *Historic Heritage Place: Category B*.
- The place demonstrates *considerable* historical, social and context values.
- Overall, the place is of *considerable* historic heritage significance to the *locality*.
- The extent of the historic heritage place is delineated by the boundary set out in Section 8.0, Figure 11.

10.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value (Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National)
A- Historical	Considerable	Local
B- Social	Considerable	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Moderate	Local
E- Technological	Little	N/a
F- Physical Attributes	Moderate	Local
G- Aesthetic	Moderate	Local
H- Context	Considerable	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (b), (h)	Refer to Section 8.0, Figure 11	Yes (Church, Sunday School Hall and Joseph Wilson Memorial Hall only)

Author

Carolyn O'Neil, Heritage Consultant to the Built and Cultural Heritage Policy Team

Date

August 2013

Reviewer

Elizabeth Pishief, Principal Specialist Cultural Heritage

Date

August 2013

APPENDIX 1:

Historical Background

Early European land ownership (1880s)

The land upon which the present-day Balmoral Presbyterian Church stands formed part of original Allotment 143, Section 10 of the Suburbs of Auckland and within an area named Edendale.¹ By the early 1880s, the land was owned by contractor William Paterson whose extensive farm – which incorporated at least two further allotments – extended along Bamoral Road (then Epsom and Mount Albert Road) to the Dominion Road boundary.² The subdivision of this land, particularly the portion adjacent to Dominion Road, would later play a key role in the early twentieth century development of Balmoral.

On 18 December 1882, Paterson transferred ownership of part Allotment 143 to local settler Mrs Dick.³ Further land was conveyed by Paterson to Stanton and Bradford the following year.⁴ By 1884, Allotment 143 had been subdivided into smaller lots (refer Figure 13). The land owned by Bradford, Dick and Stanton was ultimately acquired by Thorne in 1888, 1889 and 1896 respectively, who by 1903 had conveyed the same land to the Presbyterian Church Property Trustees.⁵

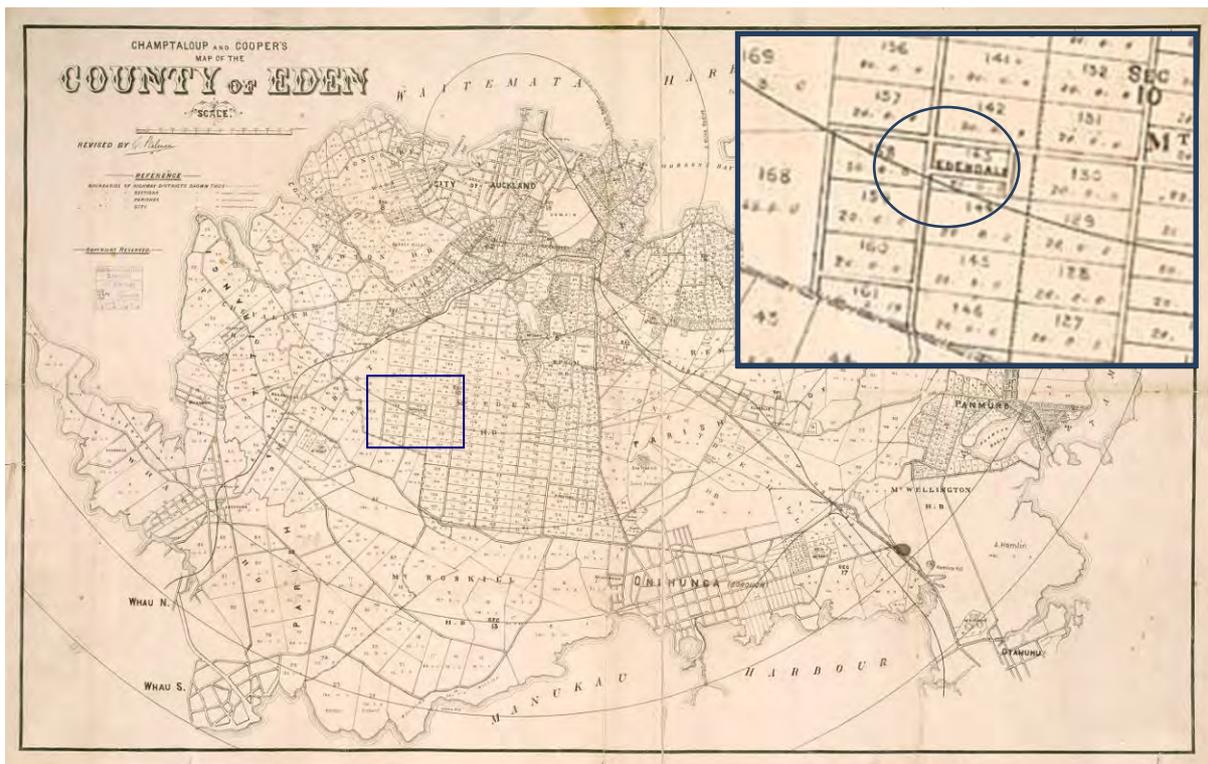


Figure 12: County of Eden map, c.1880s courtesy 'Sir George Grey Special Collections, Auckland Libraries, NZ Map 90' Enlarged image showing 'Edendale' (circled), part of original Allotment 143 is in top right corner.

¹ Champtaloup and Cooper's map of the county of Eden, revised by C. Palmer, c.1880s, Record ID: NZ Map 90

² Oliver, H., 1982, *Land Ownership and Subdivision in Mount Eden*, p.21

³ Archives NZ Records: Deed Index 5A. 185

⁴ Archives NZ Records: Deed Indexes 5A. 178 and 5A. 277

⁵ Ibid., Archives NZ Records: Deed Index 5A. 185

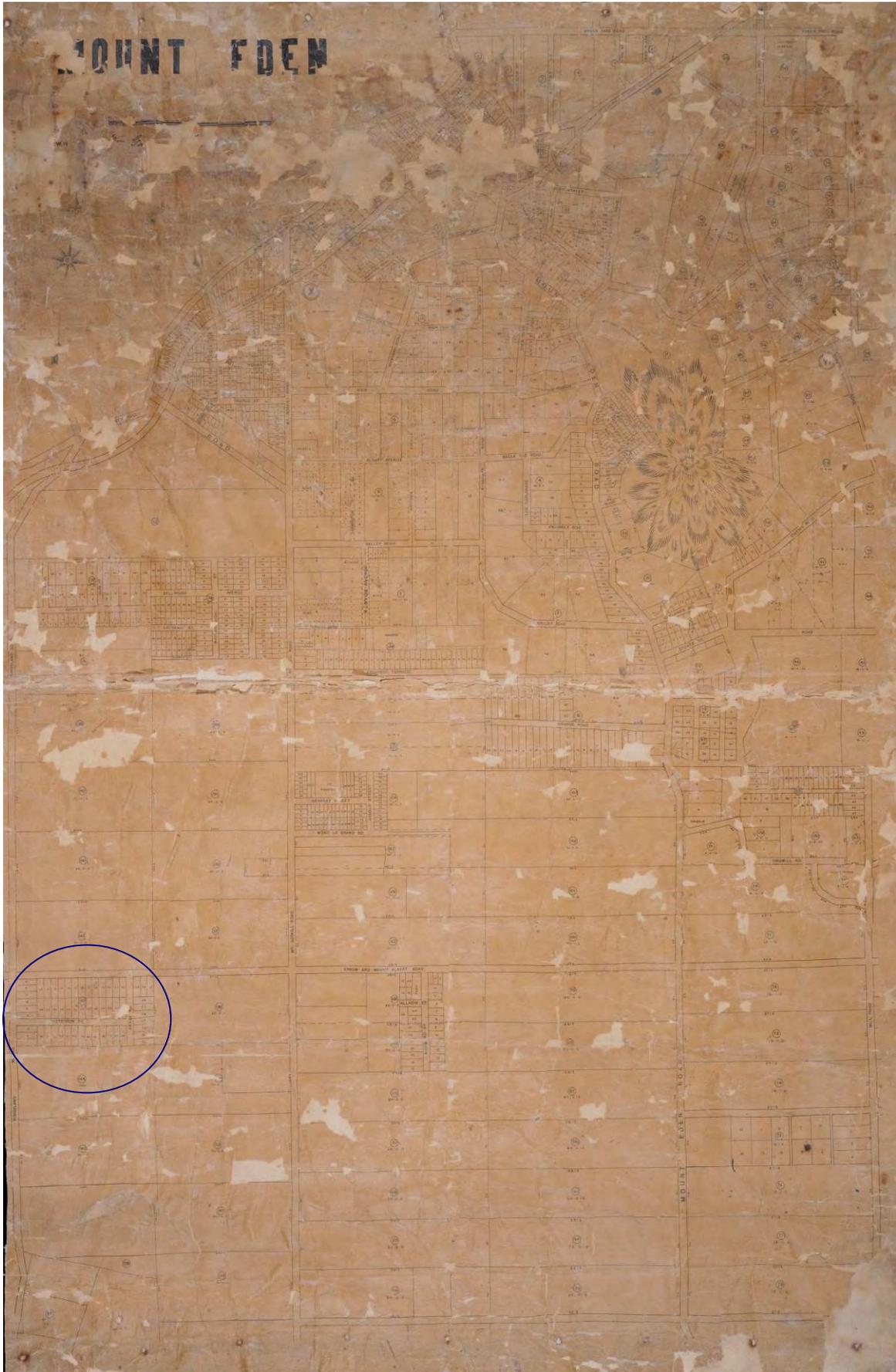
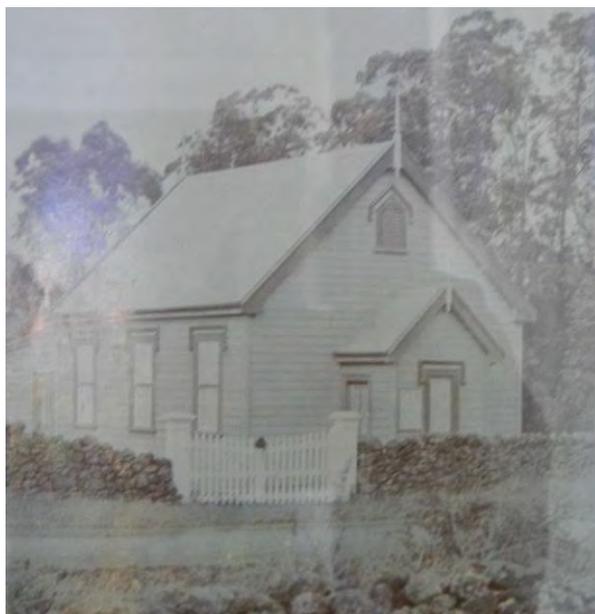


Figure 13: Mount Eden map drawn by Wm. Gulliver, 1884 showing the subdivision of Allotment 143 (circled) with Patterson Road established, in amongst the larger original allotments.

Edendale Presbyterian Hall (1888-1902)

Edendale Presbyterian Mission was founded in 1888 following a meeting between early settlers Mr and Mrs Dick and the Reverend R. Scott West, Minister of St David's congregation. Services began in August 1888 and were held by Mr and Mrs Dick in a local fisherman's cottage. A Sunday School was established 12 days later. At this time, the congregation exceeded 40, with a choir of six people and 22 Sunday School attendees.⁶ On 24 October 1888⁷, the cottage was destroyed by fire resulting in services being held in a room of a nearby house.⁸ Consequently, a decision was made to construct a purpose-built hall. Fund raising began in earnest and subscription lists opened, which met with good success. A total of 75 pounds was raised and Mr and Mrs Dick, as their subscription, contributed a portion of their Edendale land, acquired six years earlier from William Patterson, for the building of the hall. On 7 February 1889, this piece of land was conveyed from "Dick & Or to Thorne".⁹

Designed by a Mr Watt, the hall was built by a Mr Chalmers on a rise above the track that is now Balmoral Road. The building was a simple gabled structure of rectangular plan and timber construction with a small gabled entrance porch set within stone boundary walls. The new hall provided seating for a congregation of 150 and cost a total of 175 pounds (the balance met by a mortgage of 100 pounds).¹⁰ The Edendale Presbyterian Hall was formally opened on Sunday 28 July 1889, providing a much-desired Presbyterian station in the locality.¹¹ A Band of Hope was established later that year and a library some years later.



► **Figure 14:** Edendale Presbyterian Hall, date unknown, but possibly pre-1900 (this photograph is currently displayed inside the Church)

During this time, the area north of Balmoral particularly around Mount Eden had experienced a shift in its pattern of development. Dramatic population increases during the early to mid-1880s and the resultant over-crowding of the inner city put pressure on neighbouring areas and encouraged landowners to subdivide their farms for residential use. Located further south, Balmoral still maintained its rural character. This was aided in part by the slowing down of both development and population growth during the economic downturn of the late-1880s.¹² The prevailing economic conditions reinforced the importance of the social life of local communities, which was at this time, largely woven around church activities. The Edendale Presbyterian Hall was the first known purpose-built place of worship in Balmoral and one of the earliest in the wider Mount Eden area, pre-dated only by the Mount Eden Free Methodist Church on the corner of Mount Eden and Valley Roads.

⁶ Scanlen, T., 1988, *The Balmoral Presbyterian Church A Centennial Survey*, p.3

⁷ Te Aroha News, Volume VI, Issue 310, *A Mission House Burned Down*, 24 October 1888, www.paperspast.natlib.govt.nz/ (sighted 30/05/2013). Note: This date differs to that noted in Thelma Scanlen's Centennial Survey which documents the date as 5 November 1888.

⁸ Scanlen, op. cit., p.3

⁹ Archives NZ Records: Deed Index 5A. 185

¹⁰ Ibid.; Auckland Star, Volume XX, Issue 186, *Edendale Presbyterian Mission*, 7 August 1889, p.5, www.paperspast.natlib.govt.nz/ (sighted 23/05/2013)

¹¹ Auckland Star, Volume XX, Issue 186, *Edendale Presbyterian Mission*, 7 August 1889, p.5, www.paperspast.natlib.govt.nz/ (sighted 23/05/2013)

¹² Stone, R. J. C., 1973, *Makers of Fortune: A Colonial Business Community and its Fall*, pp.119 and 126-7

The congregation comprised a number of early settlers, such as the Carrie, Gordon and Matthews families; the names of the former being remembered in the 'Carrie Building' and the 'Gordon Building', located on nearby Sandringham Road.¹³

By 1893, the congregation at Edendale was well established. In 1895 two classrooms were lined and completed at the rear of the hall ready for use as Bible classes, conducted by visiting Minister Reverend R. Scott West. Progress was such that in December the following year a proposal to unite Edendale and Epsom as one mission station under the Session of St David's was approved.¹⁴

Edendale Presbyterian Church (1903-1929)

On 1 December 1903, following a petition to the Presbytery, Edendale ceased to be a mission station and became a fully sanctioned charge.¹⁵ Records indicate that the property was conveyed some months earlier to the Presbyterian Church Property Trustees.¹⁶ Prior to the induction of the Church's first minister, Rev. James Murdoch Fraser on 16 February 1904, alterations and additions were carried out to the church building to accommodate the growing congregation. A tender of 346 pounds was accepted and an application made to the Auckland Savings Bank for a loan of 300 pounds. The specific details pertaining to the changes undertaken at this time are unknown, but it is likely that the work included the incorporation of the transept, creating a cruciform plan out of the simple layout of the hall. The Church re-opened on 10 May 1904.¹⁷



Figure 15: Edendale Presbyterian Church, date unknown but possibly during the first decade of the twentieth century (from *The Balmoral Presbyterian Church 120 years of worship and church history*, by Thelma Scanlen (2008))

The Church's growing congregation at the start of the twentieth century directly correlated with a marked population increase in the Mount Eden Road district with population levels experiencing a rise from 3144 in 1886 to 5129 in 1901 – an increase of 63%.¹⁸ Consequently, many of the farms that characterised the landscape around Balmoral, Sandringham and Mount Eden during the mid to late nineteenth century had been largely replaced by housing on the residential subdivisions.

¹³ Scanlen, op. cit. p.12

¹⁴ Ibid., pp.4-7

¹⁵ Ibid., p.8; Central Leader, Tuesday 15 August, 1978, *Presbyterian celebration*, p.33

¹⁶ LINZ: Deed Index 5A. 185

¹⁷ Scanlen, op. cit. p.8

¹⁸ *Census, 1886, Population and Houses*, p.12; *Census, 1901, Population and Houses*, p.25 (cited in Matthews & Matthews Architects Ltd et al., 2008, *Balmoral Shopping Centre Character Heritage Study*, pp.13 and 86)

The year 1906 saw the commencement of the Presbyterian Women's Mission Union (PWMU) and the Ladies' Guild. Through the efforts of the Guild, in conjunction with the Bible Classes, money was raised to enable the building of a hall at the rear of the church. No reference is made regarding when this hall was constructed, but an inscription on a heavily weathered stone tablet reveals that it was laid by L. J. Bagnall in October 1910.

Around 1910, a committee was established to consider whether the construction of a manse on church property was a viable proposition. It was not until the end of 1913 however that a decision was made to proceed with the build. The foundation stone was laid by Mrs Dick on 25 April 1914 and the new manse was completed at a cost of 700 pounds.¹⁹ The Annual Report of 1915 notes the following:

*"Its erection shows a distinct advance in our Church's history. It is a fine up-to-date structure made of Haskes patent blocks so that its upkeep will be trifling."*²⁰

Ironically, the use of a material initially considered to assist with limiting the amount of property maintenance required, ultimately resulted in the necessity to rebuild the manse on the same foundations fifteen years later due largely to the dampness created by the very porous nature of the blocks.²¹ The present-day manse not only differs in construction to the original, but also in design. A stone was again laid by Mrs Dick to commemorate the 're-built and re-modelled' manse on 30 November 1929.

In 1915, work began on the construction of a Bible Class Room beneath the existing Sunday School Hall, located to the rear of the church. Excavation of the land beneath the hall was carried out by four volunteers who had to resort to the use of explosives to loosen the rocky terrain. However, not all of the dynamite charges detonated as planned resulting in an unexpected explosion during a church service the following day. This explosion reportedly shattered every window in the church. The windows were re-glazed within a week and further funds raised to assist with the completion of the Bible Class room later that year.²²

In 1922, the Infant Hall was built adjacent to the Sunday School Hall, made possible by a 300 pounds donation from Mrs Wilson, the wife of the former Sunday School Superintendent. On 24 March 1925, a memorial plaque was installed dedicated to Mr Wilson and naming the building the 'Joseph Wilson Memorial Hall'.²³

Collectively, the halls also served as venues for numerous social events and activities over the years, such as soirees, concerts, Scouts, Cubs, Girl Guides, Busy Bees, Girls' Club, Men's Club, Young Worshippers League and so on.²⁴

During the 1920s, the local population had continued to increase, assisted greatly by the arrival of the tram at the Balmoral Road intersection between 1914 and 1920 and the steady growth of development in the subdivisions south of Balmoral Road. The extension of the tramline to Halston Road, although delayed until December 1929, supported the trend.²⁵ During this time, the associated increase in the congregation of Edendale Presbyterian Church was such that the church buildings were no longer considered adequate. In 1929, despite increased unemployment on the eve of the Great Depression, the church was enlarged. The work involved the extension of the side walls, the incorporation of a new

¹⁹ Central Leader, op. cit., p.33; Scanlen, op. cit., pp.15-16

²⁰ Cited in Scanlen, op. cit. p.16

²¹ Ibid., pp.16 and 21

²² Ibid., p.18

²³ Ibid., p.21

²⁴ Ibid.

²⁵ Auckland Star, Volume XLV, Issue 116, 16 May 1914, *Park for Mount Eden*, p.9, www.paperspast.natlib.govt.nz/ (sighted 19/06/2013); Stewart, G., 1973, *The End of the Penny Section*, p.200 (cited in Matthews & Matthews Architects Ltd et al., 2008, *Balmoral Shopping Centre Character Heritage Study*, p.23)

vestry and the addition of a vestibule to the front of the church. These changes doubled the capacity of the church, allowing for a congregation of up to 300. The final cost was 318 pounds as much of the work was carried out by voluntary workers. The church re-opened on 10 March 1929.²⁶ By December 1929, the property owned by the Presbyterian Church Property Trustees comprised Lots 17, 18, 53 and 54 of part Allotment 143.²⁷

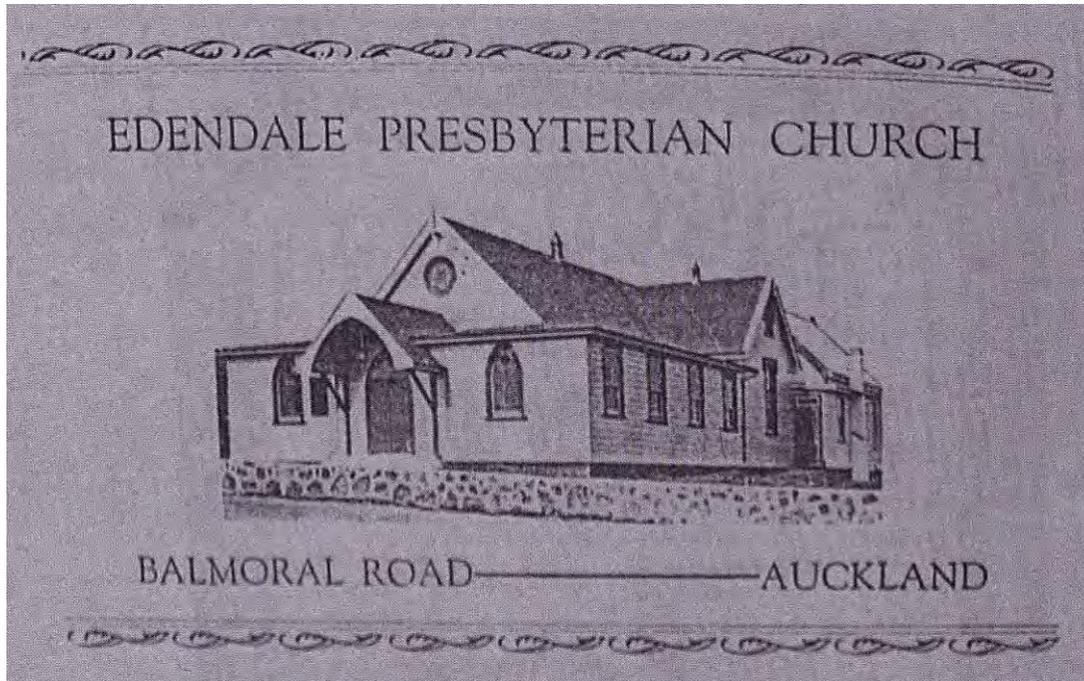


Figure 16: Edendale Presbyterian Church following the 1929 extensions (from *The Balmoral Presbyterian Church A Centennial Survey*, by Thelma Scanlen (1988))

Balmoral Presbyterian Church (1930-present day)

In 1930, a vote was cast and the name Edendale Presbyterian Church was replaced by Balmoral Presbyterian Church, beating votes in favour of the names St Giles and Sandringham by four votes and 48 votes respectively.²⁸

During the early 1930s, the church’s Sunday School and Bible Class’ increased roll numbers reached 400 and 120 reflecting the continued growth of the church and community.²⁹ By 1940, tennis courts and a Tennis Club were well established within the church grounds. The club ceased in 1963.³⁰ In 1945, plans were drawn up by architect E. A. Chambers to relocate the Infant Hall to a location behind (south of) the Sunday School Hall, making room for a driveway along the eastern site boundary. These works were never implemented.³¹ A year later, the church hall was leased to Edendale School as a classroom at a rate of one pound per week.³²

By the 1950s and 1960s, there was a period of change. Gradually fewer people in general were as committed to life within the church and consideration was even given to the amalgamation of denominations. This was reflected in the falling numbers in all departments and activities of Balmoral Presbyterian Church by the early 1960s. Some minor success was achieved when the Presbyterian Church of New Zealand instigated the “New Life

²⁶ Scanlen, op. cit. p.27

²⁷ LINZ: CT NA519/527 and CT NA519/238 (See Appendix 2)

²⁸ Scanlen, op. cit. p.27

²⁹ *Ibid.*, p.28

³⁰ Auckland Council GIS Viewer: 1940 historic aerial (See Appendix 3); Scanlen, op. cit. p.67

³¹ Auckland Council Property Files: 256-260 Balmoral Road

³² Scanlen, op. cit. p.58

Movement” and volunteers from Balmoral’s congregation carried out surveys to establish whether changes could be made to such things as service times and structure, and the holding of more social activities. The falling numbers were attributed, in part, to younger generations moving out of the area and the fluctuation of tenancies in the many flats and units that had appeared during the recent property boom period.³³

During this period however, work continued to be carried out to ensure maintenance of the church buildings. In December 1956, the church debt was cleared and two years later, the majority of the vacant section (Lot 53) fronting Patterson Street, adjacent to the manse, was sold for 900 pounds.³⁴ Maintenance of the church buildings and grounds continued over the following decades. Upgrades such as the installation of fluorescent lighting, lino tiles in the front vestibule and carpet within the sanctuary and aisles were carried out to the church and a new room was added to each end of the vestibule. A number of ‘Working Bees’ also carried out work involving the re-roofing of the church and the painting of the manse.³⁵ The 1959 historic aerial indicates that sometime after this time the Session Room was added to the western elevation of the church.

Additional works were carried out during the mid-1970s and included the construction of a driveway which provided more off-road parking to accommodate the higher numbers of families with cars; the boarding and painting of the church walls; the sanding of the church floor; the upgrading of the kitchen and the installation of a large window in the Session Room. In 1979, a double garage was erected at the manse. In 1983 as part of a remodelling programme, leaded lights to the front and rear of the church were re-glazed and the installation of podium and the lowering of the pulpit was carried out.³⁶

In 1992, plan proposals were submitted to erect a building within the grounds of Balmoral Presbyterian Church by the Balmoral Playcentre who had been utilising the Infant Hall since their inception during the mid-1960s. The playcentre was built in 1993.³⁷ In 2000, plans were drawn up to modify the internal arrangement of the vestibule, but due to limited resources at the time, the work was not undertaken.³⁸

Chronology of ownership and events

The following table represents a chronological summary of known ownerships and events associated with the place, and derives information from both primary and secondary sources. Refer also to Appendix 2 for further details on early land ownerships.

Date	Ownership/Event
Early 1880s	Original Allotment 143, Section 10 is owned by contractor William Paterson.
1882	Part Allotment 143 is transferred from Paterson to settler Mrs Dick on 18 December.
1883	Paterson conveys other parts of Allotment 143 to Stanton and Bradford.
1884	By this time, Allotment 143 is subdivided into smaller lots.
1885	Land owned by Bradford is conveyed to Leigh.
1887	Thorne acquires land owned by Leigh on 19 September.
1888	Edendale Presbyterian Mission is founded. Services begin in August and are held in a fisherman’s cottage. In October, the cottage is destroyed by fire.

³³ Scanlen, op. cit. pp.63 and 65

³⁴ LINZ: CT NA1577/8 (See Appendix 2)

³⁵ Ibid., pp.68-9

³⁶ Ibid., pp.91, 102-3; Auckland Council Property File: 258-260 Balmoral Road

³⁷ Auckland Council Property File: 258-260 Balmoral Road

³⁸ Ibid.; Pers comms. Mr L. G. Scanlen

1889	Mr and Mrs Dick subscribe a portion of their Edendale land for the building of a hall. The land is conveyed to Thorne on 7 February. The Edendale Presbyterian Hall is formally opened on Sunday 28 July.
1896	Land formerly owned by Stanton is conveyed by Boylan to Thorne. Thorne conveys land previously acquired from Leigh to the Presbyterian Church Property Trustees on 16 March.
1903	In February, land formerly owned by Dick, Bradford and Stanton is conveyed by Thorne to the Presbyterian Church Property Trustees. On 1 December, Edendale ceases as a mission station and becomes a fully sanctioned charge.
c.1910	A Hall to the rear of the Church is established.
1914	The foundation stone of the Manse is laid by Mrs Dick on 25 April.
1922	The Infant Hall is built.
1925	The Infant Hall is dedicated the 'Joseph Wilson Memorial Hall' and a memorial plaque is installed.
1930	The new name of Balmoral Presbyterian Church is implemented.
1946	The Church Hall is leased to Edendale School for use as a classroom.
1958	The vacant site (Lot 53) adjacent to the Manse is sold.
1972	The John Dick Memorial piano is dedicated.
1993	The Balmoral Playcentre is built to the south-west of the Church.

Chronology of changes

The following table provides a chronological summary of known physical changes associated with the place.

Date	Change
1889	The construction of Edendale Presbyterian Hall is completed.
1895	Two classrooms are lined and completed at the rear of the Hall for use as Bible classes.
1904	Alterations and additions carried out to the Church.
c.1910	A hall to the rear of the church is established.
1914	A Manse is constructed to the south of the Church on the land fronting Patterson Street.
1915	Preparations to construct a Bible Class Room beneath the hall are begun. The windows within the Church are re-glazed following an explosion which shatters the original glass.
1922	The Infant Hall (later the 'Joseph Wilson Memorial Hall') is built.
1929	The Church is extended. Work involves the extension of the side walls, the incorporation of a new vestry and the addition of a front vestibule. The Church re-opens on 10 March. The Manse is rebuilt and remodelled with a commemorative plaque laid on 30 November by Mrs Dick.
1950s-1960s	A number of repair and upgrade projects are carried out to the Church buildings. A new room is added to each of the vestibule and the Church is re-roofed.
1956	A garage is erected at the Manse.
Mid-1970s	A driveway is installed. The Church walls are boarded and painted. A large window is installed in the Session Room.
1979	A double garage is erected at the Manse, replacing the existing single garage.
1983	Leaded lights to the front and rear of the Church are re-glazed. A podium is installed.

Development of the Balmoral Presbyterian Church Complex buildings

The church building itself is a culmination of three main phases of development, each responding to a key period in the social and economic history of the locality.

- 1a:** The first phase comprises the construction of the simple rectangular hall in 1889, the first purpose-built place of worship for the local Presbyterian community.
- 1b:** Next is the incorporation of the transept in c.1904 during a period of marked population increase in the Mount Eden Road District.
- 1c:** The final key phase includes the 1929 additions, built in response to a continued growth in congregation and aided greatly by the improved transport links and development of the Balmoral as a tram suburb during this time. The additions involved the extension of the side walls of the church together with the incorporation of a vestry and front vestibule.
- 1d:** The session room was added sometime after 1959.



Auckland GIS viewer



Auckland GIS viewer

- 2:** Sunday School Hall, c.1910.
- 3:** Joseph Wilson Memorial Hall, 1922.
- 4:** Manse, established 1914, rebuilt 1929.

APPENDIX 2:

Deeds Index, Certificates of Title and Deposit Plan

Deeds Indexes: 5A 178, 5A 185 and 5A 277 extracts (courtesy Archives New Zealand)

SEC.10	EVENTALE	SUBS	(49)	143	49			
79602	11 13 Jan.1883	Conveyance	Peerson to Stanton	10Jan 1883	R4.249	2A 861	18	
117421	2. 5 May 1891	Mortgage	Stanton to Moncrieff	2 Apl.1891	R35.939			
118034	11 14 Jul.1891	Transfer	Moncrieff to Rawson	9Jul.1891	R38.606			
122298	2.30 16 Nov.1892	Transfer	Rawson to Grey	30Jul.1892	R44.114			
122299	2.30 16 Nov.1892	Receipt	John Grey	10 Aug 1892	+ 115			
122300	2.30 16 Nov.1892	Mortgage	Stanton & Ux to Watson	11 Nov.1892	- 115			
122575	11. 14 Dec 1892	Conveyance	Stanton & Or to Boylan	13 Dec 1892	R39.882			
126734	11 6 Mar 1894	Receipt	A.R. Watson	2 Mar 1894	R46.47			
133901	2.19 Mar 1896	Conveyance	Boylan to Thorne	16 Mar 1896	R52.271			
162676	1.30 24 Feb 1903	Conveyance	Thorne to Presbyterian Ch Ppty Trustees	21 Feb 1903	R89.72			
163834	11.15 8 May 1903	Mortgage	P.C.Property Trustees to Ak.	9 Apl.1903	R93.74			
235622	3. 25 May 1914	Fun.Charge	Savings Bank P.C.Ppty Trees to Ak.S.Bk.	8 May 1914	R221.363			
384489	12.20 25 Mar 1929	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	19 Mar 1929	544.267			
394089	11 5 Dec. 1929	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	28 Nov 1929	552.257			
BROUGHT UNDER THE LAND TRANSFER ACT, VOL. 519 FOLI 237								
appn 5637 ^c								

SEC.10.	SUBS	Plan - 49 - Blue	143					
79569	1. 10 Jan.1883	Conveyance	Paterson to M rs Dick	18 Dec.1882	R4 248	2A 861	53	
110232	1.11 Feb.1889	Conveyance	Dick & Or to Thorne	7 Feb 1889	R29.645			
162676	1.30. 24 Feb 1903	Conveyance	Thorne to Presbyterian Ch. Property Trustees	21 Feb 1903	R89.72			
163834	11.15 8 May 1903	Mortgage	P.C.Property Trustees to Ak. Savings Bank	9 Apl.1903	R93.74			
235622	3. 25 May 1914	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	8 May 1914	R221.363			
384489	12.20 25 Mar 1929	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	19 Mar 1929	544.267			
394089	11 5 Dec. 1929	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	28 Nov 1929	552.257			
BROUGHT UNDER THE LAND TRANSFER ACT, VOL. 519 FOLI 237								
appn 5637 ^c								

TO 22/7/78	SEC.10	Eventale	SUBS	143				
79593	11 12 Jan 1883	Conveyance	Paterson to Bradford	10 Jan.1883	R5 122	2A 861	17 43 54	
91489	10.30 19 Jan 1885	Mortgage	Bradford to Leigh	19 Jan 1885	R7. 717			
96042	11 28 Sep 1885	Reconveyance	Leigh to Bradford	15 Sep.1885	R17.328			
96043	11 28 Sep 1885	Conveyance	Bradford to McInoe	16 Sep.1885	" 328	5A 408	43	
96307	12.10 15 Oct.1885	Mortgage	Bradford to Leigh	14 Oc.1885	R19.180			
105925	11.40 24 June 1887	Mortgage	Bradford to Ehrenfried	3 June 1887	R25 408			
108952	1.4 Oct 1888	Conveyance	Leigh to Thorne	19 Sep 1888	R30.482			
133902	2. 19 Mar 1896	Conveyance	Thorne to Prestn.C.L.Trees	16 Mar 1896	R52.271	A2,564		
162676	1.30 24 Feb 1903	Conveyance	Thorne to Pres.Church Ppty Trustees	21 Feb 1903	R89.72	5A 277	54	
162676	1.30 24 Feb 1903	Conveyance	Thorne to Presbyterian Ch. Property Trustees	21 Feb 1903	R89.72	5A 277	54	
163834	11.15 8 May 1903	Mortgage	P.C.Property Trustees to Ak.Savings Bank	9AP.1903	R93.74			
235622	3 25 May 1914	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	8 May 1914	R221.363			
384489	12.20 25 Mar 1929	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	19 Mar 1929	544.267			
394089	11 5 Dec. 1929	Fun.Charge	P.C.Ppty Trees to Ak.S.Bk.	28 Nov 1929	552.257			
BROUGHT UNDER THE LAND TRANSFER ACT, VOL. 519 FOLI 237								
appn 5637 ^c								

NEW ZEALAND.



Register-book,
Vol. 519, folio 237.

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924.
Deeds Index. 5A.185,277,278.
Application No. 5637C.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the seventeenth day of December, one thousand nine hundred and twenty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

THE PRESBYTERIAN CHURCH PROPERTY TRUSTEES are seized of an estate in fee-simple upon trust for the General Purposes of the Congregation of the Presbyterian Church at Edendale Mount Roskill

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 three roods and twenty-four perches more or less situated in the Borough of Mount Albert being Lots eighteen (18) fifty-three (53) and fifty-four (54) on a plan lodged in the Deeds Register Office at Auckland as 49 blue and being part of allotment 143 of Section 10 of the Suburbs of Auckland.

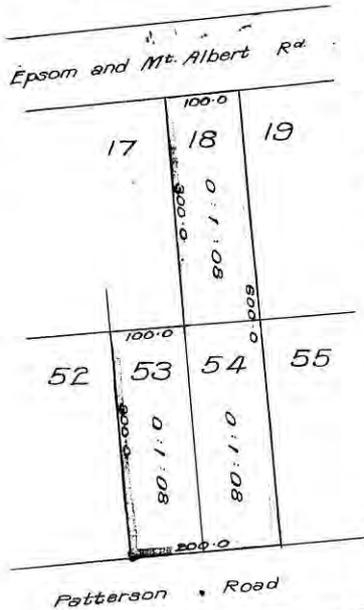
ER Adams

Assistant District Land Registrar.

Outstanding interest registered in the Deeds Register Office at Auckland:

Mortgage No. 163834 (R93/74) The Presbyterian Church Property Trustees to the Vice President of the Auckland Savings Bank now increased by Deeds of Further Charge Nos. 235622 (R221/363), 387789 (R544/267) and 394089 (R524/259).

Asst. L.R.



Total Area: 0:3:24

21 7 55
McKerremann
Transfer of title of lot 53 back to 49 blue & white buff & 54 back to 49 blue & white buff
C. 37405 }
21 7 1950 }
1577

CANCELLED.

NEW ZEALAND.

Reference: *Land Transfer (Compulsory Registration of Titles) Act, 1924.*
Deeds Index. A2. 564
Application No. 5638C.



Register-book,
 Vol. 519, folio 238.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
 LIMITED AS TO PARCELS AND TITLE.

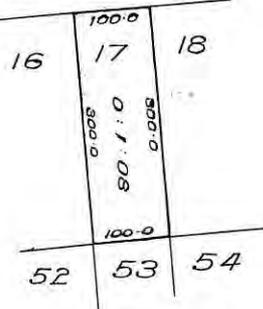
This Certificate, dated the seventeenth day of December, one thousand nine hundred and twenty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

THE PRESBYTERIAN CHURCH PROPERTY TRUSTEES are seized of an estate in fee-simple upon trust for the General Purposes of the Congregation of the Presbyterian Church at Scensale Mount Roskill

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 one rood and eight perches more or less situated in the Borough of Mount Albert being Lot seventeen (17) on a plan lodged in the Deeds Register Office at Auckland as 47 blue and being part of Allotment 143 of Section 10 of the Suburbs of Auckland.



Epsom and Mt. Albert Rd.



E.K. Adams

Assistant District Land Registrar.

Witness
1599 *D.R. [Signature]*

DEEDS
[Signature]

CANCELLED.

REGISTER

Land and Deeds-4
FORM No. 2

1577/8

Reference: Vol. 519, Folio 277 278
Transfer No.
Order for N/C No. C.27425



NEW ZEALAND

NORTH

REGISTER

Register-book,
Vol. 1577/8

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT LIMITED AS TO PARCELS

1577/8

This Certificate, dated the Twenty-first day of July, one thousand nine hundred and fifty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that
THE PRESBYTERIAN CHURCH PROPERTY TRUSTEES

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 ROADS 26.5 PERCHES more or less being Lots 17 18 54 and part Lot 53 See dc Plan 49 blue and being part Allotment 147 Section 10 Suburbs of Auckland

EQUIVALENT METRIC

AREA IS 3116.0m

Mt Albert Borough

3116m²



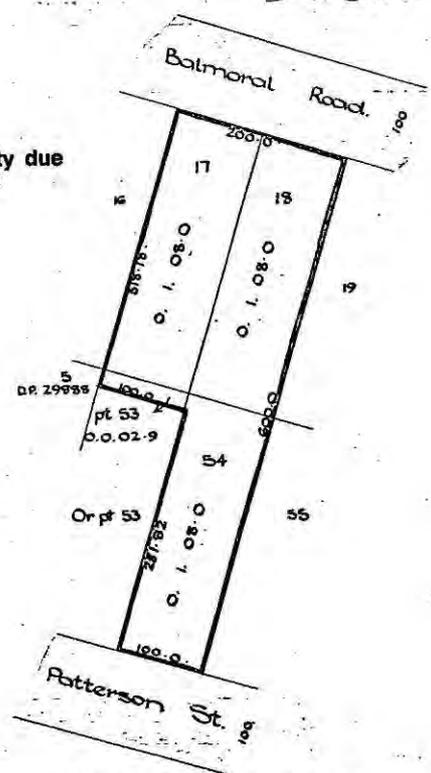
[Signature]
District Land Registrar

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.

[Signature] A.L.R.

PLAN L 74633

Image Quality due to Condition of Original



Total Area: 0. 3. 26.9
Scale: 1 chain ~ 1 inch
Dell K. [Signature]

APPENDIX 3:

Historic Aerial Photographs

1940 Historic Aerial (Church site showing tennis court circled)



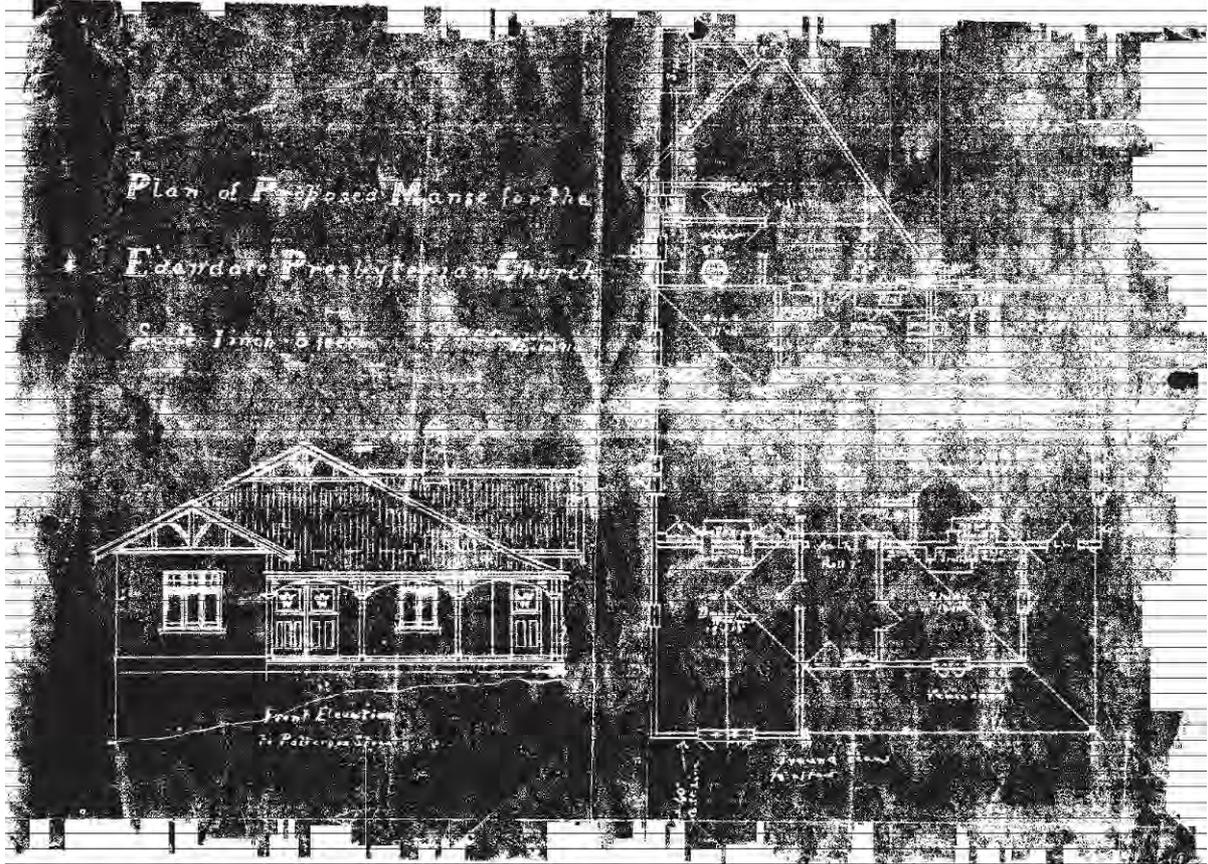
1959 Historic Aerial (Church site showing tennis court circled)



APPENDIX 4:

Architectural Plans

Proposed Manse, 1914 (courtesy Auckland Council Property Files)



APPENDIX 4:

Photographic Record

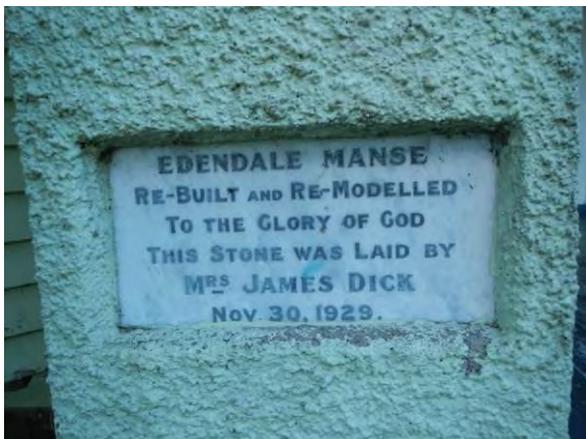
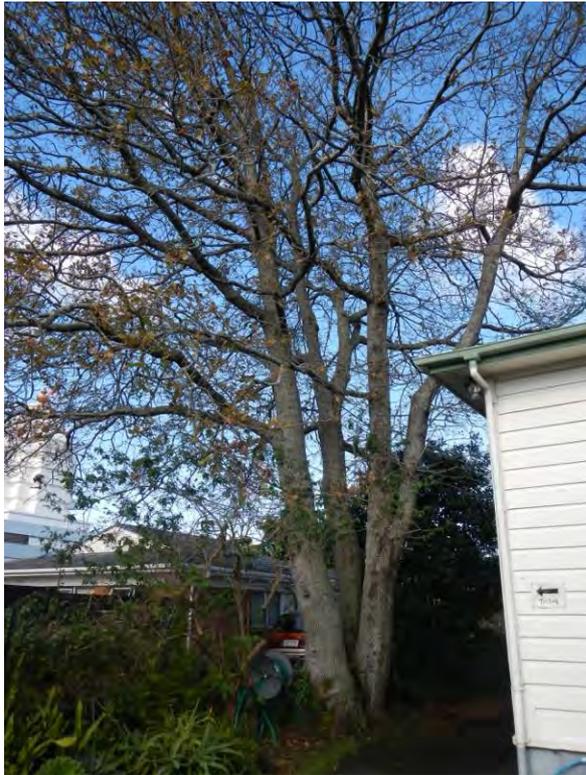
Photographs taken on 24 May 2013 by Auckland Council











REFERENCES

Archival Records

Archives New Zealand Records: Deeds Index 5A 185; 5A 178; 5A277

Land Information New Zealand (LINZ) Records: CT NA519/527; CT NA519/238; CT NA1577/8

Books

Oliver, H., 1982, *Land ownership and subdivision in Mount Eden 1840-1930*, published by Mount Eden Borough Council Auckland, New Zealand

Scanlen, T., 1988, *The Balmoral Presbyterian Church A Centennial Survey*, published by The Church, Auckland, New Zealand

Stone, R. J. C., 1973, *Makers of Fortune: A Colonial Business Community and its Fall*, published by Auckland University Press, Auckland, New Zealand

Electronic Archive Sources

Auckland Council GIS Viewer

Auckland Council Libraries, Champtaloup and Cooper's map of the county of Eden, revised by C. Palmer, c.1880s, Record ID: NZ Map 90

Auckland Council Property Files: 256-260 Balmoral Road

Auckland Star, Volume XX, Issue 186, *Edendale Presbyterian Mission*, 7 August 1889, p.5, www.paperspast.natlib.govt.nz/ (sighted 23/05/2013)

Auckland Star, Volume XLV, Issue 116, 16 May 1914, *Park for Mount Eden*, p.9, www.paperspast.natlib.govt.nz/ (sighted 19/06/2013)

Te Aroha News, Volume VI, Issue 310, *A Mission House Burned Down*, 24 October 1888, www.paperspast.natlib.govt.nz/ (sighted 30/05/2013)

Newspapers

Central Leader, Tuesday 15 August, 1978, *Prebyterian celebration*, p.33

Unpublished sources

Matthews & Matthews Architects Ltd, R. A. Skidmore Urban Design and Lisa Truttman, November 2008, *Balmoral Shopping Centre Character Heritage Study*

Scanlen, T., 2008, *The Balmoral Presbyterian Church 120 Years of Worship and Church History*

Heritage Assessment

Cheapside Buildings

727-731 and 767-771 Dominion Road, Mount Roskill, Auckland 1041



Prepared by Auckland Council Heritage Unit

September 2013

Heritage Assessment

Cheapside Buildings, 727-731 and 767-771 Dominion Road, Mount Roskill, Auckland, 1041

Prepared by Auckland Council Heritage Unit

September 2013

Cover image:

Photo left: 727-731 Dominion Road; Photo Right; 767-771 Dominion Road, (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)

1.0 Purpose

The purpose of this document is to consider the place located at 727-731 and 767-771 Dominion Road, Mount Roskill, Auckland 1041, against the criteria for evaluation of historic heritage to be contained in the Auckland Council Unitary Plan.

The document has been prepared in-house by Katharine Sheldon, Built Heritage Specialist, Heritage Unit, and Auckland Council.

2.0 Identification

Site address	767-771 and 727-731 Dominion Road, Mount Roskill, Auckland, 1041
Legal description and Certificate of Title identifier	[767-771]- PT LOTS 75-77, DP 17096; CT1806/24 [727-731]- PT LOTS 62, 63, 64, DP 17096; Lot 141 DP 17096 ; CT 1811/17
NZTM reference	[767-771]-Easting:1755496.39/Northing: 5915520.33 Longitude: 174.745113/ Latitude: -36.893497 [727-731]-Easting:1755515.03/Northing:5915582.68; Longitude: 174.745310/ Latitude: -36.892933
Ownership	Samson Corporation Ltd.
District plan	Auckland City Council District Plan: Isthmus Section
Zoning	Mixed Use (Draft Unitary Plan) at time of assessment
Existing scheduled item(s)	N/A
Additional controls	Pre-1944 Demolition Control (Draft Unitary Plan) at time of assessment
NZHPT registration details	N/A
Pre-1900 site (HPA Section 2a(i) and 2b)	No
CHI reference	N/A
NZAA site record number	N/A

3.0 Constraints

The interior of this property was not accessed, and thus the interior spaces did not inform this assessment. It is possible that an interior inspection would affect the details of this assessment, but not its overall outcome.

This evaluation was made based on information available at the time of writing, May/June 2013. General history books from Auckland Libraries were used. Newspaper articles from the Papers Past website also provided useful information. Property files from the Auckland Council Archives were also used. This information provided useful information; however, additional research may yield new information.

4.0 Historical summary- for a fully referenced historical summary, refer to Appendix 1.

The Cheapside Buildings were designed by architect A. Sinclair O'Connor, and built in 1926. Located in the Auckland suburb of Balmoral, these two commercial buildings were built to service the 'Devon Estate' housing subdivision. This subdivision was developed and built by the Victoria Estate Syndicate, a group of six businessmen, which included the current mayor and a former mayor, in response to the growing need for housing outside the city centre. This movement out of the city had become possible in Auckland by the mid-1920s with the extension of the already existing tramlines down Dominion and Sandringham Roads, on either side of the area that was to become the Devon Estate (Appendix 2, Figure 1). This resulted in many inter-war housing subdivisions, such as the Devon Estate, developing on the outskirts of the city such as those at Mt. Eden, Epsom, Sandringham, and Kingsland.

Given their distance from the products and services available in the city centre, small commercial centres such as the Cheapside buildings, Balmoral and Sandringham Shopping Centres, and Mt. Eden Village developed to service the daily needs of the residents in these new subdivisions. From the early days of their existence, the Cheapside buildings housed dairies, and small fruit and vegetable shops, as they continue to do today. Today, the building at 727-731 houses a beauty salon, a travel agency, and a health foods store. The building at 767-769 houses a baby supply store and a small dairy. A number of alterations have taken place to the buildings throughout the years, though for the most part the exteriors have been left intact. The most noticeable alteration to the exterior appearance has been in the shop signage and the addition of satellite antennas, which occurred in the early 2000s.

The Cheapside buildings were designed by A. Sinclair O'Connor, who designed several significant residential and commercial buildings in New Zealand during the inter-war period. In much of his work, O'Connor used Italianate proportioning, with ornate exterior detailing and finishes such as that which can be seen on the Cheapside buildings. Included in his portfolio of works are residential buildings including: Radnor at Waterloo Quadrant (1914), Middleville Court in Parliament Street (1919), "Espino" in Myers Park (1931), Westminster Court in Parliament Street, and the Brooklyn Apartments in Eden Crescent (1936). His commercial buildings include the following, all for the most part prominently located along Queen Street: Keans Building (1927), Civic House (1929), Fergusson Building (1929). In addition, he designed several other commercial buildings located in the suburbs, The Stormont Building in Kingsland (1929), the Regent (now the Lido) Theatre in Epsom (1923), the Orange Coronation Hall on Newton Road (1929), and the Church of Eden in Otahuhu (1931). O'Connor died suddenly in 1943, but through his work, he left a lasting architectural legacy that continues to impact on the character of central Auckland and its surrounding neighbourhoods.

The buildings have had very little alterations to the exterior with the cladding and ornamentation remaining relatively intact, though some windows have been replaced on building 727-731. The interior shops have had numerous alterations throughout the years,

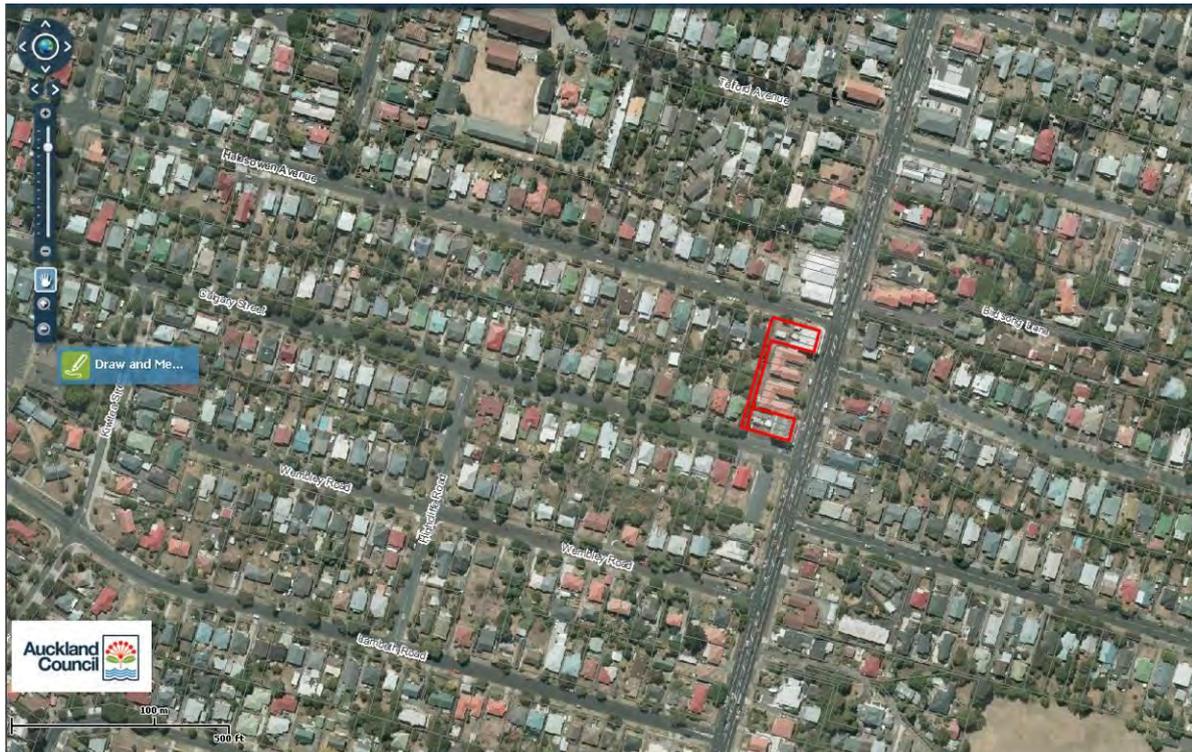
evidenced by the numerous resource consent applications and approvals that have been lodged for them. These were obtained from Auckland Council building files and a selection of them has been included in the appendices for this evaluation.

5.0 Physical description

The Cheapside Buildings are located on Dominion Road in the Auckland suburb of Balmoral. The buildings are the primary features of this site, and take up almost all of the land on their corner lots. The buildings are two storeys, built in brick and concrete with plaster overlay. They are Free Classical in style, but are Italianate in terms of proportion. The buildings have rather eclectic exterior ornamental decoration, particularly on the upper storeys, demonstrating traditional and exotic influences. There has been little alteration to the exterior decoration, and though alterations have taken place, the original form of the shopfronts on the lower storeys remains relatively intact as well. There are two minor outbuildings at the rear of each Cheapside building, though their purpose is currently unknown.



(Figure 1) The Cheapside Buildings at 767-771 (bottom, centre) and 727-731 (top, centre) Dominion Road.



(Figure 2) The Cheapside Buildings shown in relation to the 'Devon Estate' subdivision along Calgary Street and Halesowen Avenue which the Cheapside Buildings were designed to service.

Summary of Key Features:

- The two Cheapside buildings at 727-731 and 767-771 Dominion Road.

6.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The Cheapside buildings are historically significant for their association with people and social patterns that influenced the development of Auckland as we know it today. The Victoria Syndicate, which developed the Devon Estate subdivision of which the Cheapside buildings are an integral part, was composed of one mayor and one former mayor, Ernest Herbert Potter, and John Wisdom Shackelford, along with several very prominent businessmen such as Andrew Clarke Caughey of the department store, Smith and Caughey¹. The Victoria Syndicate chose the notable New Zealand architect, with whom several members of the syndicate had worked before, to design the Cheapside buildings as a showpiece for their new business venture². O'Connor's work has made a significant impact on the architectural history

¹ Truttman, Lisa, *Research Summary, 727-731 Dominion Road, and 767-771 Dominion Road (Cheapside Buildings)*, 2 August 2006

² Personal communication, Anthony Barnes, Principal Heritage Advisor, Auckland Council, 27 June 2013

of Auckland, and many of his buildings have been listed on the Auckland Council Schedule of Historic Buildings, as well as by the New Zealand Historic Places Trust. Furthermore, the Cheapside buildings are representative of social trends of the time, with the movement of people out of the cities and into the suburbs, along with all the goods and services required for their everyday needs. These suburbs, such as Balmoral, emerged with the extension of the tramlines along main roads. Small commercial centres such as Cheapside are thus a direct result of the increasing ease of transportation, which occurred in Auckland at the beginning of the twentieth century.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

There is no particular group known to have sufficiently strong enough cultural, spiritual, commemorative, traditional, or other cultural association with the place.

(c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

Mana whenua values have not been assessed for this evaluation.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The Cheapside buildings are a good example of commercial construction from the 1920s. Their construction in concrete and brick with plaster overlay and construction techniques are typical for the era. However, the shops could potentially serve as a source of knowledge with regards to understanding retail patterns that developed during this period. Shops such as those at Cheapside developed first to supply basic daily supplies such as bread, milk and eggs. Retail shopping developed from there towards more boutique shops, “as first supermarkets, then malls, supplied the traditional staples using economies of scale, thereby displacing the traditional shops in favour of ‘boutique shopping’³. In this sense, the Cheapside buildings have moderate value for the locality, potentially acting as a source of knowledge towards understanding social patterns of the early twentieth century to the present.

³ Personal communication with Anthony Barnes, Principal Heritage Advisor, North, Auckland Council, 27 June 2013

(e) Technological

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

The construction and materials are typical for commercial buildings in the 1920s. The buildings are a good, but not unusual example of their type. As such, there is little potential for the buildings to provide examples of new or unusual technological innovation.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The Cheapside buildings have value as the work of prominent architect A. Sinclair O'Connor, who was active in the Auckland and Wellington area beginning in the 1910s through to the mid to late 1930s. He designed many buildings of note in Auckland, such as the Fergusson Building and Civic House in the heart of downtown Auckland on Queen Street.

The buildings have value as being notable and intact examples of their type. The Cheapside Buildings were designed for the proprietors of the Victoria Syndicate as a showpiece for their new development. Overall, the buildings demonstrate a Free Classical style, but are Italianate in terms of proportion. There is a considerable amount of "eclectic" exterior ornamental decoration on the upper storey, which demonstrates "traditional and exotic influences, including Classical Revival, Spanish Mission and Baroque"⁴. This detailing is typical of the period. The buildings contain the majority of their original features including the sliding sash windows. The shop fronts of the buildings, especially those at 767-771, have survived relatively intact as well. However, the addition of the satellite antennas on the top of 767-771 has had a detrimental, though fully reversible, effect on the appearance of the building.

(g) Aesthetic

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

The buildings have considerable value to their locality as landmark buildings that are readily identifiable by the community. Both buildings occupy corner sites and take up almost the entirety of the lot. Their height and distinctive exterior ornamentation differentiate the buildings from their surrounding, primarily a one-storey, residential neighbourhood. As such, the buildings have considerable aesthetic value as notable and familiar local landmarks that contribute strongly to the character of the area⁵. The

⁴ Personal communication with Anthony Barnes, Principal Heritage Advisor, North, Auckland Council, 27 June 2013

⁵ Hill, Carolyn, 'Draft Evaluation- Auckland City Isthmus- Heritage Object, Feature, or Place- 727-771 Dominion Road, Mount Roskill', Auckland Council 24 August 2006.

buildings have a greater physical presence given their detachment from the commercial core further up Dominion Road at Balmoral Centre⁶.

(h) Context

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

The buildings represent a significant part of the whole 'Devon Estate' subdivision along Halesowen and Calgary Streets, which remains relatively intact. The buildings contribute strongly to retaining the character of the inter-war housing subdivision and to maintaining the character of the area as a whole. The buildings contribute strongly to the cohesiveness of this early Auckland suburb, which is representative of the development of tram suburbs during the inter-war period as well as "development of speculative buying and property development along Dominion Road and the Balmoral Centre that occurred during this period⁷.

7.0 Statement of significance

The Cheapside Buildings have considerable significance to the locality for their association with people and social trends in the early development of Auckland's suburbs. The buildings have physical significance as the work of noted Auckland architect A. Sinclair O'Connor and as relatively intact representative examples of suburban commercial buildings. The Cheapside buildings have further significance to their locality for their value as physical landmarks that are readily identifiable by the community. The buildings are rare in terms of their survival, which serves to reinforce the cohesiveness of this inter-war tram suburb.

8.0 Extent of the place for scheduling

The identified extent of place for scheduling is the area that is integral to the function, meaning, and relationships of the place. The identified extent of place for the Cheapside Buildings located at 727-731 and 767-771 Dominion Road was determined based on the Certificate of Title boundary for the buildings with the inclusion of the kerb space along Calgary, Halesowen and Dominion Road frontages of the buildings to ensure their continued visibility and thus protect the buildings' landmark qualities.

⁶ Personal communication with Carolyn O'Neil, Conservation architect, June 2013.

⁷ Hill, Carolyn, 'Draft Evaluation- Auckland City Isthmus- Heritage Object, Feature, or Place- 727-771 Dominion Road, Mount Roskill', Auckland Council 24 August 2006



9.0 Recommendations

Based on the preceding evaluation, the Cheapside Buildings meet the threshold for scheduling as a Historic Heritage Place: Category B under the draft Unitary Plan criteria.

- The buildings demonstrate historical, physical attribute, aesthetic, and context values which meet the threshold of considerable;
- Overall, the buildings are of considerable significance to the locality.
- For the buildings' scheduled extent of place, please refer to the diagram in Section 8.0, above.

10.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value (Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National)
A- Historical	Considerable	Local
B- Social	Little	Local
C- Mana Whenua	Not assessed	Not assessed
D- Knowledge	Moderate	Local
E- Technological	Little	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (f), (g), (h)	All that land contained within the certificate of title of boundary with the inclusion of footpaths around the buildings to protect their landmark and aesthetic qualities	No

Author
Katharine Sheldon

Date
29 September 2013

Reviewer

Elizabeth Pishief
Date

29 August 2013

Sources

Auckland Council Property Files, *727-731 Dominion Road; 767-771 Dominion Road, Mt Roskill*, 22 May 2013

Boffa Miskell Ltd., "*Auckland Isthmus: Heritage Themes Mapping*", 29 October 2008

Hill, Carolyn, 2006. *Isthmus Buildings Proposals: Draft Evaluation 727-771 Dominion Road*.

Matthews & Matthews Architects Ltd, R.A. Skidmore Urban Design, Lisa Truttman, "Balmoral Shopping Centre: Character Heritage Study", 2008

New Zealand Historic Places Trust, 'A. Sinclair O'Connor', <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=O'Connor%2C+Arthur+Sinclair>, accessed 25 June 2013

Personal communication with Anthony Barnes, Principal Heritage Advisor, North, Auckland Council, 27 June 2013

Truttman, Lisa, *Research Summary, 727-731 Dominion Road, and 767-771 Dominion Road (Cheapside Buildings)*, 2 August 2006.

Appendix 1 Historic research

The Cheapside Buildings were designed by architect A. Sinclair O'Connor, and built in 1926⁸. Located in the Auckland suburb of Balmoral, these two commercial buildings were designed to service the 'Devon Estate' housing subdivision. This subdivision was developed and built by the Victoria Estate Syndicate, a group of six businessmen, which included the current mayor and a former mayor, in response to the growing need for housing outside the city centre⁹. This movement out of the city had become possible in Auckland by the mid-1920s with the extension of the already existing tramlines down Dominion and Sandringham Roads, on either side of the area that was to become the Devon Estate (Appendix 2, Figure 1). This resulted in many inter-war housing subdivisions, such as the Devon Estate, developing on the outskirts of the city such as those at Mt. Eden, Epsom, Sandringham, and Kingsland¹⁰.

Given their distance from the products and services available in the city centre, small commercial centres such as the Cheapside buildings, Balmoral and Sandringham Shopping Centres, and Mt. Eden Village developed to service the daily needs of the residents in these new subdivisions¹¹. From the early days of their existence, the Cheapside buildings housed dairies, and small fruit and vegetable shops, as they continue to do today¹². Today, the building at 727-731 houses a beauty salon, a travel agency, and a health foods store. The building at 767-769 houses a baby supply store and a small dairy. A number of alterations have taken place to the buildings throughout the years, though for the most part the exteriors have been left intact¹³. The most noticeable alteration to the exterior appearance has been in the shop signage and the addition of satellite antennas, which occurred in the early 2000s¹⁴. The Cheapside buildings were designed by A. Sinclair O'Connor, who designed several significant residential and commercial buildings in New Zealand during the inter-war period. In much of his work, O'Connor used Italianate proportioning, with ornate exterior detailing and finishes such as that which can be seen on the Cheapside buildings¹⁵. Included in his portfolio of works are residential buildings such as Radnor at Waterloo Quadrant (1914), Middleville Court in Parliament Street (1919), "Espino" in Myers Park (1931), Westminster Court in Parliament Street, and the Brooklyn Apartments in Eden Crescent (1936). His commercial buildings include the following, all for the most part prominently located along Queen Street: Keans Building (1927), Civic House (1929), Fergusson Building (1929). In addition, he designed several other commercial buildings located in the suburbs, The Stormont Building in Kingsland (1929), the Regent (now the Lido) Theatre in Epsom (1923), the Orange Coronation Hall on Newton Road (1929), and the Church of Eden in Otahuhu (1931)¹⁶. O'Connor died suddenly in 1943, but through his work, he left a lasting architectural legacy that continues to impact on the character of central Auckland and its surrounding neighbourhoods.

⁸ Truttman, Lisa, *Research Summary, 727-731 Dominion Road, and 767-771 Dominion Road (Cheapside Buildings)*, 2 August 2006.

⁹ *Ibid.*

¹⁰ Boffa Miskell Ltd, "Auckland Isthmus: Heritage Themes Mapping", 29 October 2008

¹¹ Matthews & Matthews Architects Ltd, R.A. Skidmore Urban Design, Lisa Truttman, "Balmoral Shopping Centre: Character Heritage Study", 2008

¹² Auckland Council Property Files, 727-731 Dominion Road; 767-771 Dominion Road, Mt Roskill, 22 May 2013

¹³ Hill, Carolyn, 2006.

¹⁴ Auckland Council Property Files, 727-731 Dominion Road; 767-771 Dominion Road, Mt Roskill, 22 May 2013

¹⁵ Personal communication with Anthony Barnes, Principal Heritage Advisor, North, Auckland Council, 27 June 2013

¹⁶ New Zealand Historic Places Trust, 'A. Sinclair O'Connor', <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=O'Connor%2C+Arthur+Sinclair>, accessed 25 June 2013

The buildings have had very little alterations to the exterior with the exterior form and ornamentation remaining relatively intact, though some windows have been replaced on building 727-731. The interior shops have had numerous alterations throughout the years, evidenced by the numerous resource consent applications and approvals that have been lodged for them. These have been obtained from Auckland Council building files, and a selection of them has been included in the appendices for this evaluation.

767-771 Dominion Road Timeline

23 Dec 1924: Application for a builder's permit for a motor shed (and bath room?). Owners listed as being Devon Estate Syndicate.

14 July 1925: Application for builder's permit for '3 shops and dwellings in brick'. Owners- Devon Estate Syndicate.

1944: Record for house connection plan. (767-9 Dominion Road).

1954: application for a builder's permit for a suspending(?) sign on south side of existing building, size 12' x 6'. Owner still listed as Devon Estate Syndicate.

1961(?): Application for builder's permit for alterations to shop front (769 Dominion Road) as plans submitted. Owner noted as being Messrs. Landers Est. Ltd.

1963: Handwritten note re: Footpath on Dominion Road/ Calgary Street –“Would it be possible for some improvement to be made to the footpath outside the shop - this was dug up as there was a bust water main, it has been just recovered with small metal over this is all being carried into our shop and is causing us quite a bit of concern as it is playing havoc with our lino down in the shop. The replacement of lino is no small cost and the footpath has been in this state for approximately 2 months without any further repair being done. Yours Faithfully, Soh Hunt Ltd (L Hunt)”.

1974: Notice given to occupier 767-769 Dominion Road specifying fire-safety defects.

1975: Alterations to Hardware Store at 767 Dominion Road in July 1975. Alterations done by Robert Francis Hill. (proposed to be altered for Mr. A.J. Coster). These alterations were approved by the Landees Estate Ltd.

6 April 1976: Application for building permit- “to provide storage and ??? to downstairs retail area. Build walls on boundary and erect canopying (?) to protect ??? goods in yard. Cost \$123.

3 June 1976: Application for drainage permit- Description of proposed work- “Alter drainage to interior, construct sealed gully trap (?) and inspection chamber, relay sanitary drain. Cost \$800.

1977: 767 Dominion Road- work to provide storage, build walls on boundary. Footings ok to hour (?).Flashing over door, drain pipes to be fitted, driveway concreted. Raught (?) job. Completed 28-9-77.

1993: Notification of stormwater discharging into sewer.

1998: Structural Engineering Specification document- 'Brief and Philosophy'- Owner wishes to interconnect shops. A small opening is to be cut through the existing brick wall. This is considered to be a minor alteration and involves only one tenancy in a multi-tenancy building. Section 38 of the Building Act does not make any structural provision other than that the structure shall not be weakened. It is considered that the openings will reduce the in plane (?) store capacity by a small amount. This will be balanced by the proposal to infill the existing door opening. The flooring on each side of the proposed openings are to be secured to the wall'.

2000:'Code compliance certificate. Proposed project: to cut openings in wall between shops. This is a final code compliance certificate issued in respect of all of the building work under the above consent.'

2003: Computer Freehold register Under Land Act 1952. Proprietors- Samson Corporation Limited. Interests- Appurtenance thereto is a right of way created by transfer 633375-5.2.1960.'

2003: Certificate of Compliance. Issued by Auckland City Council under section 139 of the RMA 1991. 'I hereby certify that the proposal to erect 6 panel antennae and one parabolic dish antennae on one roof of the existing building ...was permitted on the 28th March 2003 and complied with the Operative District Plan 1999-Isthmus Section in relation to that land. '

2004: 'Certificate of Compliance issued under section 139 of the RMA 1991, at 767-771 Dominion Road, Mt Roskill. I hereby certify that the upgrade of the existing cell site, as shown on the attached plans titled 'Vodafone New Zealand Limited Shackleton Road BTS Cell Site 771 Dominion Road Auckland '...and described in application material titled 'Proposed Upgrade of Two Existing Cell Sites Auckland City Isthmus: Application for

Certificate of Compliance' in respect of land situated at 767-771 Dominion Road, Mt Roskill and comprised in the Certificate of Title CT 1806/24, legally described as PT Lots 75-77 DP 17096, was permitted on the 19th December 2003 and complied with the Operative District Plan 1999- Isthmus Section in relation to that land.

2009: Resource consent granted to operate and maintain a rooftop communication facility with associated equipment cabinets at 767-771 Dominion Road.

29 August 2011: 769 Dominion Road – Owners Notified that their restaurant, The Yummy Food Restaurant was in Breach of District Plan Rules. 'Thank you for meeting with me on site on 15 August 2011 and again on 22 August 2011. I visited the site in response to a complaint that the takeaway activity on the ground floor had changed to a restaurant and also that the upper floor was being used as a residential unit. During the site visit on 22 August you provided access to the upper floor (above the restaurant) and I was able to confirm that the upper floor did not constitute a residential unit or was being used as such. However, as we discussed, the activity on the ground floor (street level) does constitute a restaurant as defined by Part 13 of the Auckland Council District Plan ...The change of activity to a restaurant has resulted in breaches to the Plan. ...This means that the restaurant requires a resource consent application to be lodged and approved...It is required that you undertake one of the actions above either on or before 27 September 2011”.

October 2011: Land Use Resource Consent, 769 Dominion Road, Conversion from a Takeaway to a Café/Restaurant, Victor (NZ) Ltd. 'Please find accompanying, resource consent documentation covering the above change of activity that necessitates a retrospective resource consent application. The effects are fully covered in the accompanying AEE and explanatory statement. It is my conclusion based on my assessment that the effects of the change would not be more than minor and are incremental taking into consideration that the permitted baseline is the takeaway use i.e. retail. **The use is in an art deco styled building built in the 1930s. A café/restaurant is considered to be a suitable use, that would add to amenities in the adjacent residential neighbourhood and for passing traffic. It will also help retain viable economic use of the building that is of a type threatened by malls and bulk retail formats.** Based on our research there is ample spare capacity in on-street car parking in the area as there is no on-site car parking provided with the use. It is my view that only the incremental difference in car parking between the former use and the new use should be counted. The new use in my view meets the relevant heads of statutory consideration under s.104’.

November 2011:Resource Consent Application. Top Floor to be used as Office, Storage, and Staff space, ground floor as a restaurant café, basement as storage.

2012: Report for a Discretionary Activity consent application under the RMA 1991, at 769 Dominion Road, Mount Roskill, Auckland, 1041. '**Background: A building consent (B/1925/857) was granted in 1925 for the construction of a block of shops, with shops on the ground level and storage on the basement floor and residential units on the top floor, with three blocks in the block. ...The site is located on the north-western side of Dominion Road, Mt Roskill. The two-storied building on the site contains three shops and each of the shops has a basement level, which is accessible from the rear of the building. The corner shop in the block located on the corner of Dominion Road and Calgary Avenue is occupied by a Superette and the middle shop is occupied by a café restaurant. The third shop in the block is empty. ...The site is surrounded by residential properties to the north and west. To the south of the site on the opposite side of Calgary Road, there are residential properties. On the opposite side of Dominion Road to the east there are residential properties. About 60m to the north of the site there is another small block of shops. Dominion Road is a busy arterial route that carries a large volume of traffic.** (Author: Katrina Hunt, Resource Consents planner).

O'Connor, Arthur Sinclair - Architect

Arthur Sinclair O'Connor (c.1884-1943) was born in Fremantle, Australia, and came to New Zealand about 1908. It is not known where he received his architectural training. The first record of his work in New Zealand was a joint competition entry with Alva Bartley in 1911 for the new parliament building in Wellington. From 1935 until his sudden death in 1943 at the age of 59, O'Connor conducted his practice from Civic House. O'Connor designed many inner city apartments including Radnor, Waterloo Quadrant (1914); Middle Courtville, Parliament Street (1914); Corner Courtville, Waterloo Quadrant and Parliament Street (1919); "Espino", overlooking Myers Park (1931); Westminster Court (originally large Courtville), Parliament Street (1934) and Brooklyn Apartments, Eden Crescent (1936). Examples of his commercial works are the Keans Building (1927), Civic House (1929) and the Fergusson Building (1929), all on Queen Street, the Stormont Building, Kingsland (1929), and the Regent (now the Lido) Theatre, Epsom (1923). He was also the architect for the Orange Coronation Hall, Newton Road (1922) and the Church of England, Otahuhu (1931).

*Espino - described (by Walter Ray White ^{Age 42} as
 'Mexican Californian Art Deco.' rucityapart
 mnts.co.nz*

Appendix 2

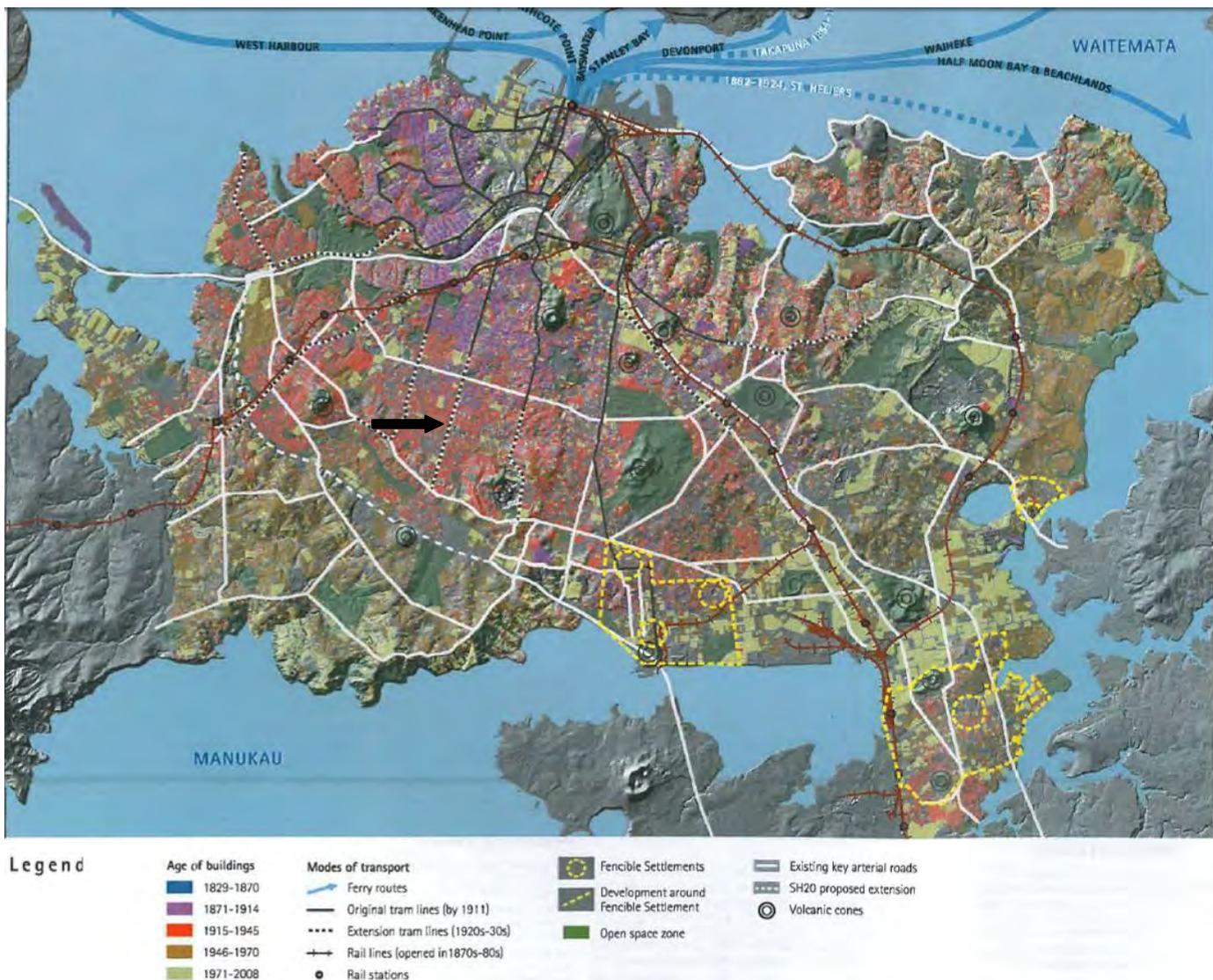
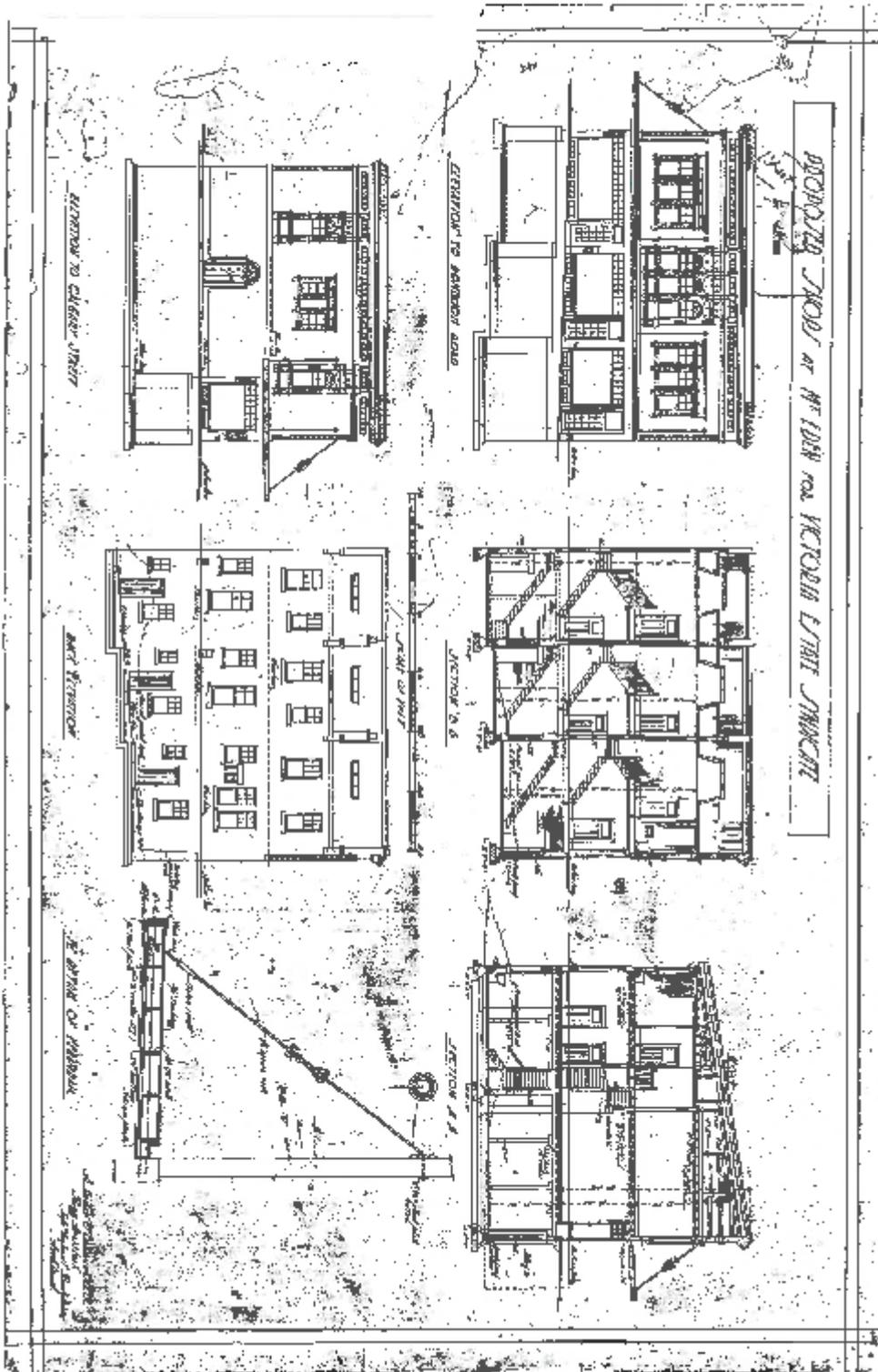
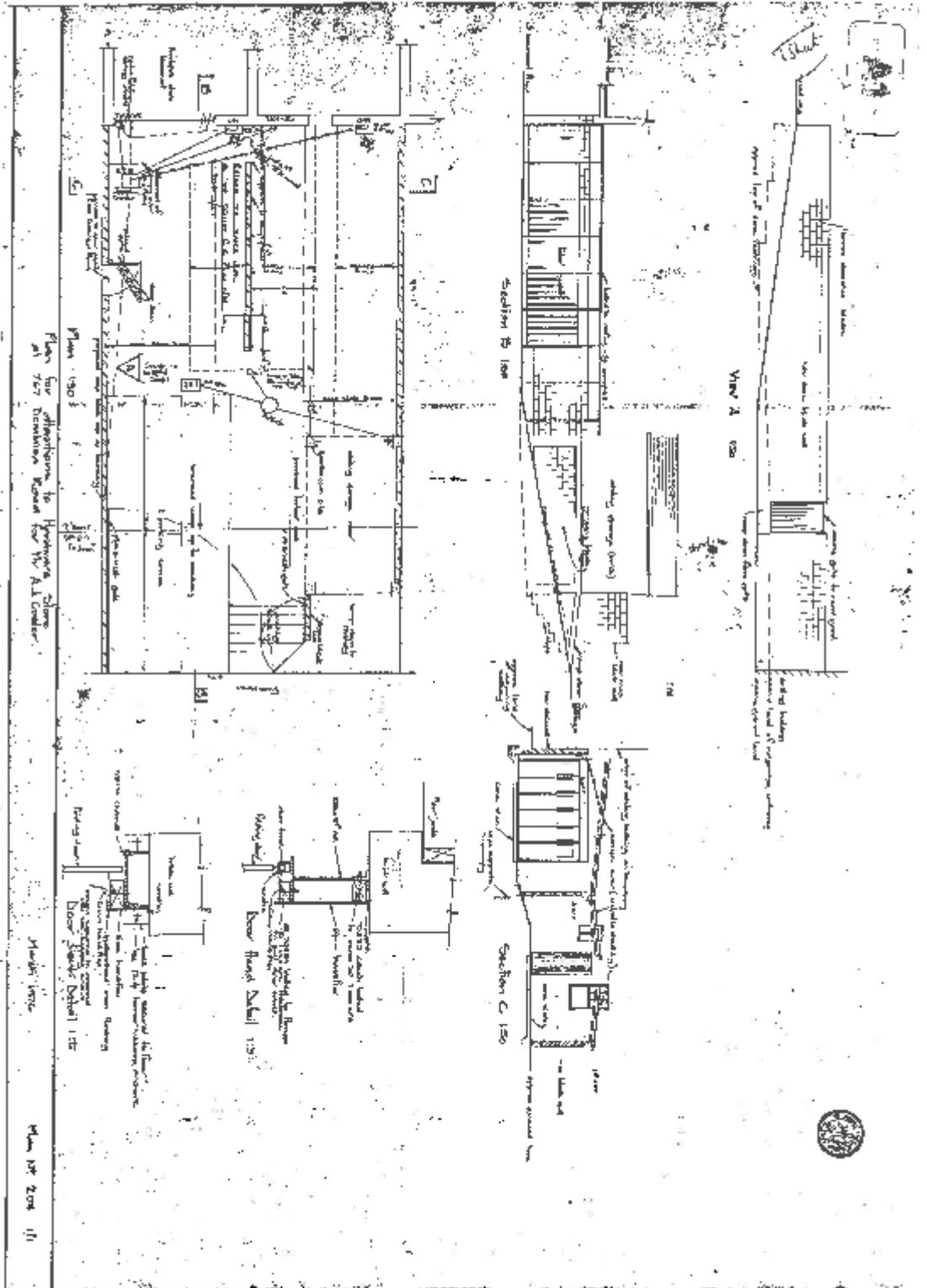
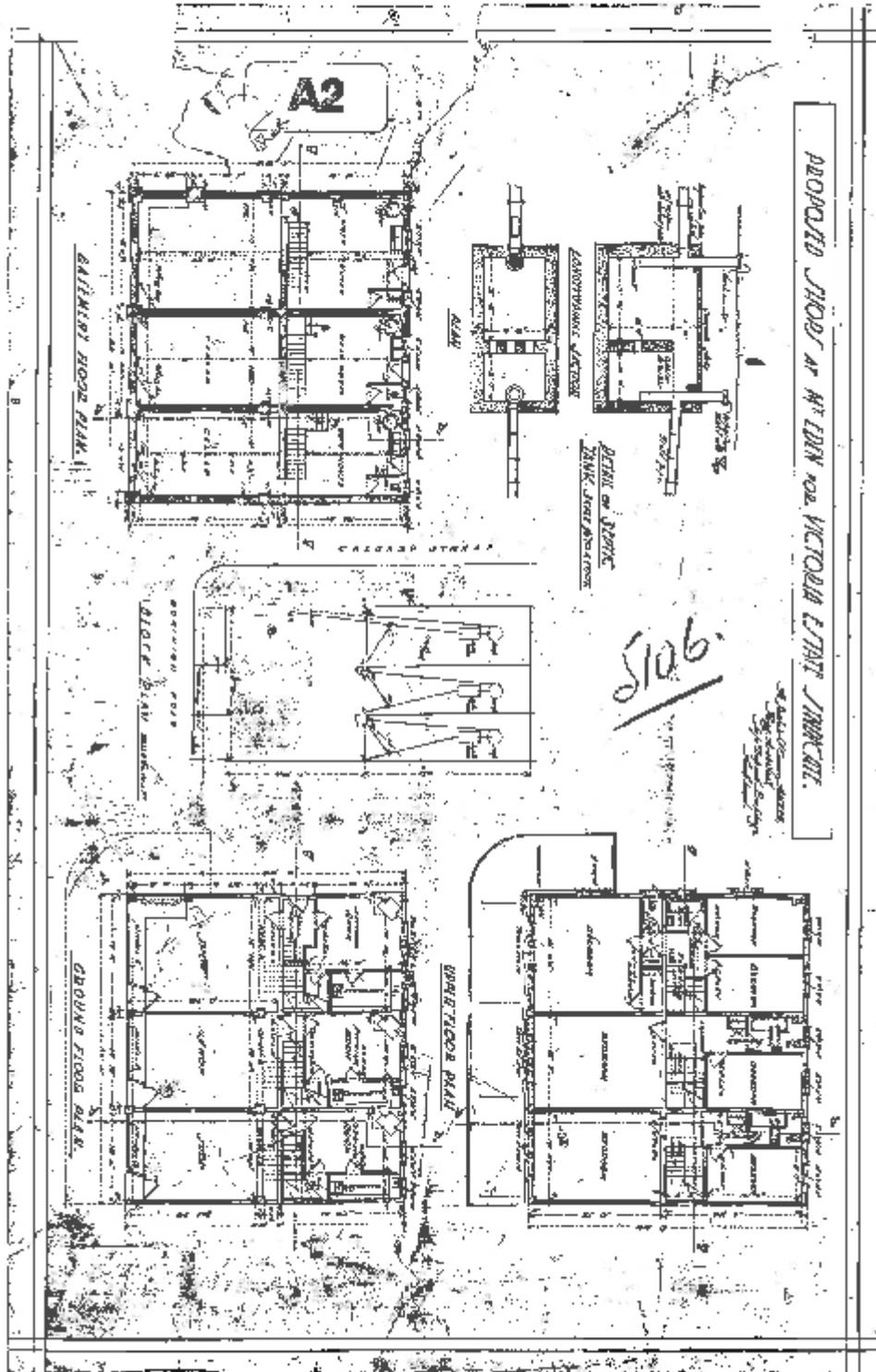


Figure 1: The black arrow points to the approximate location of the Cheapside buildings along the tramlines, which were extended along Dominion and Sandringham Roads during the 1920s-30s. (Map courtesy Auckland City Council and Boffa Miskell, 2008).



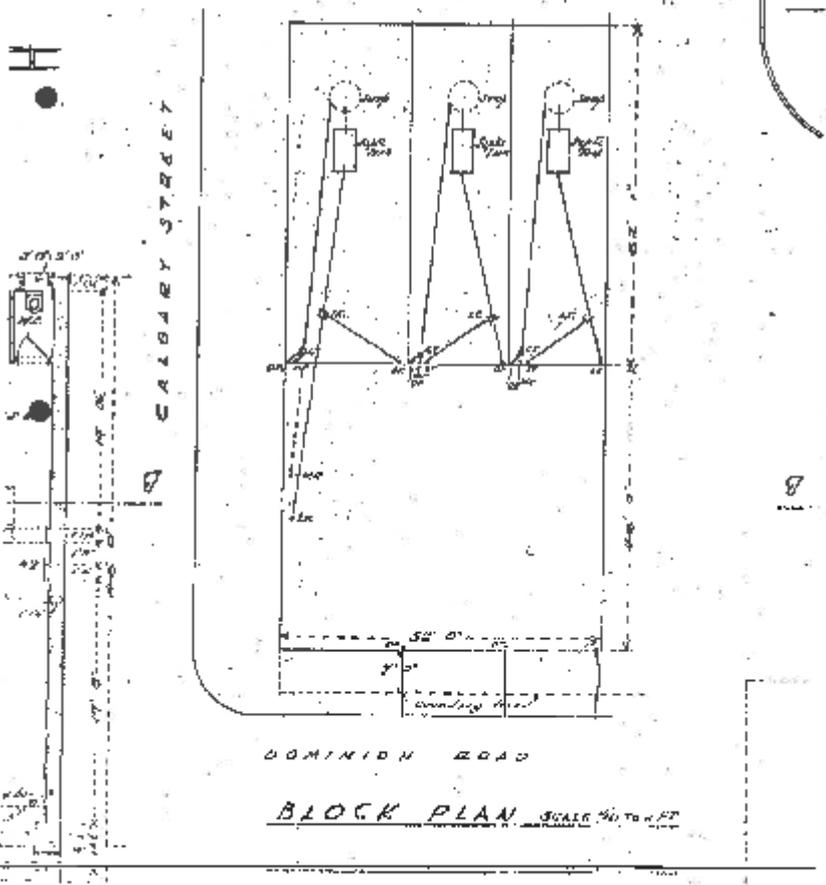


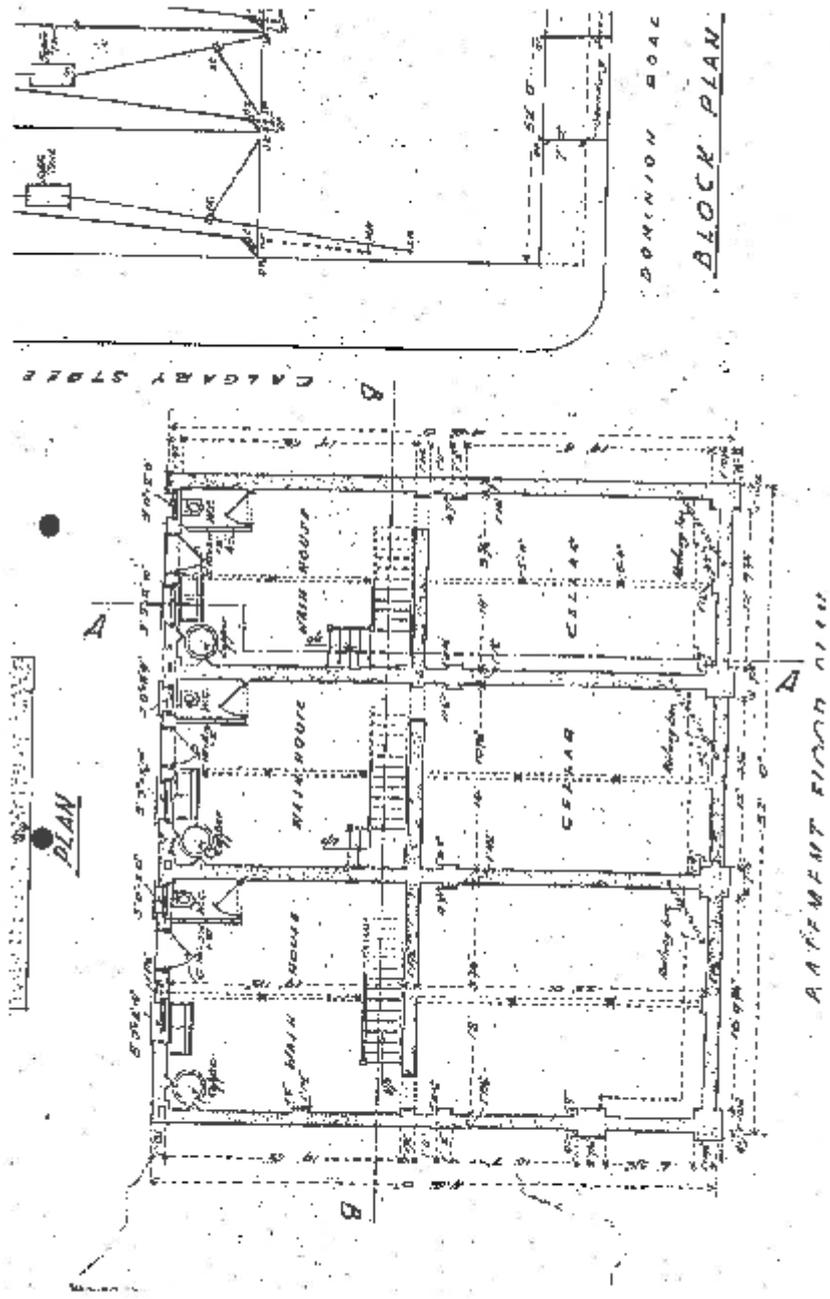


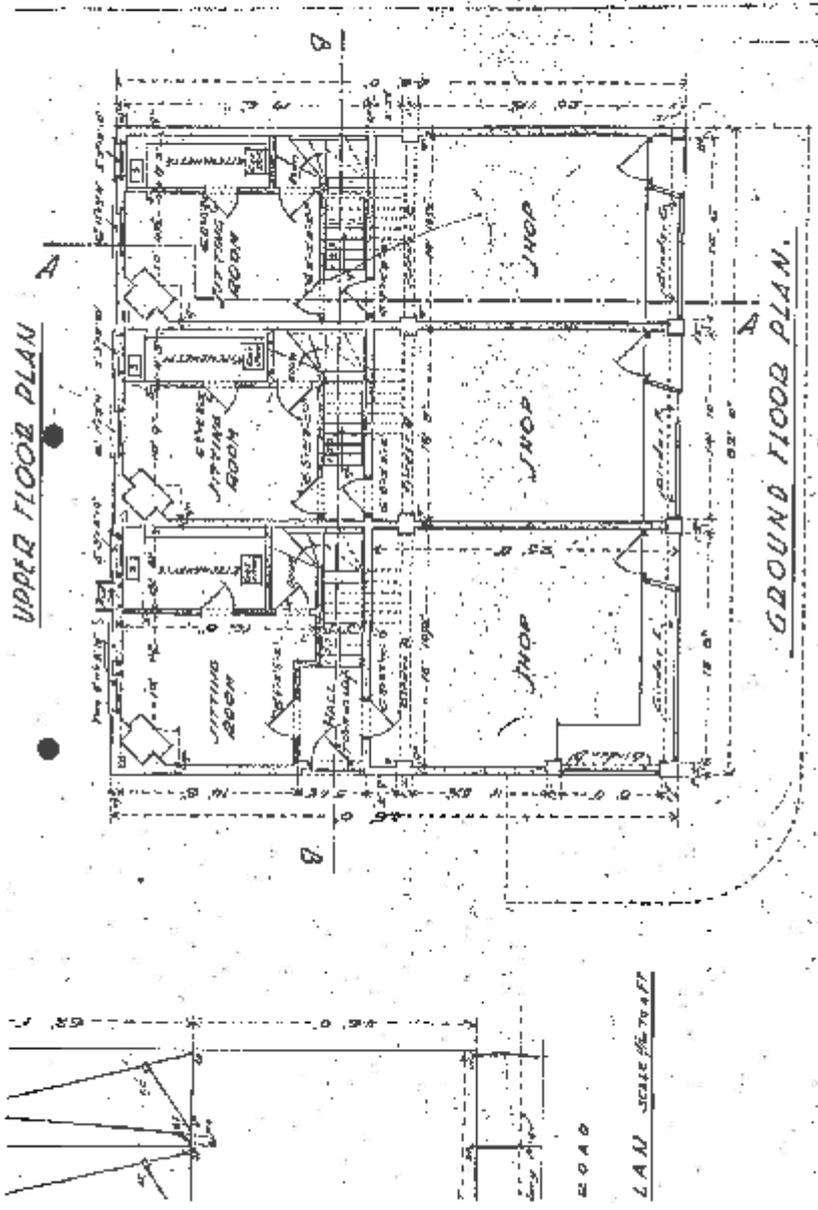
771
Done
Year
Unknown

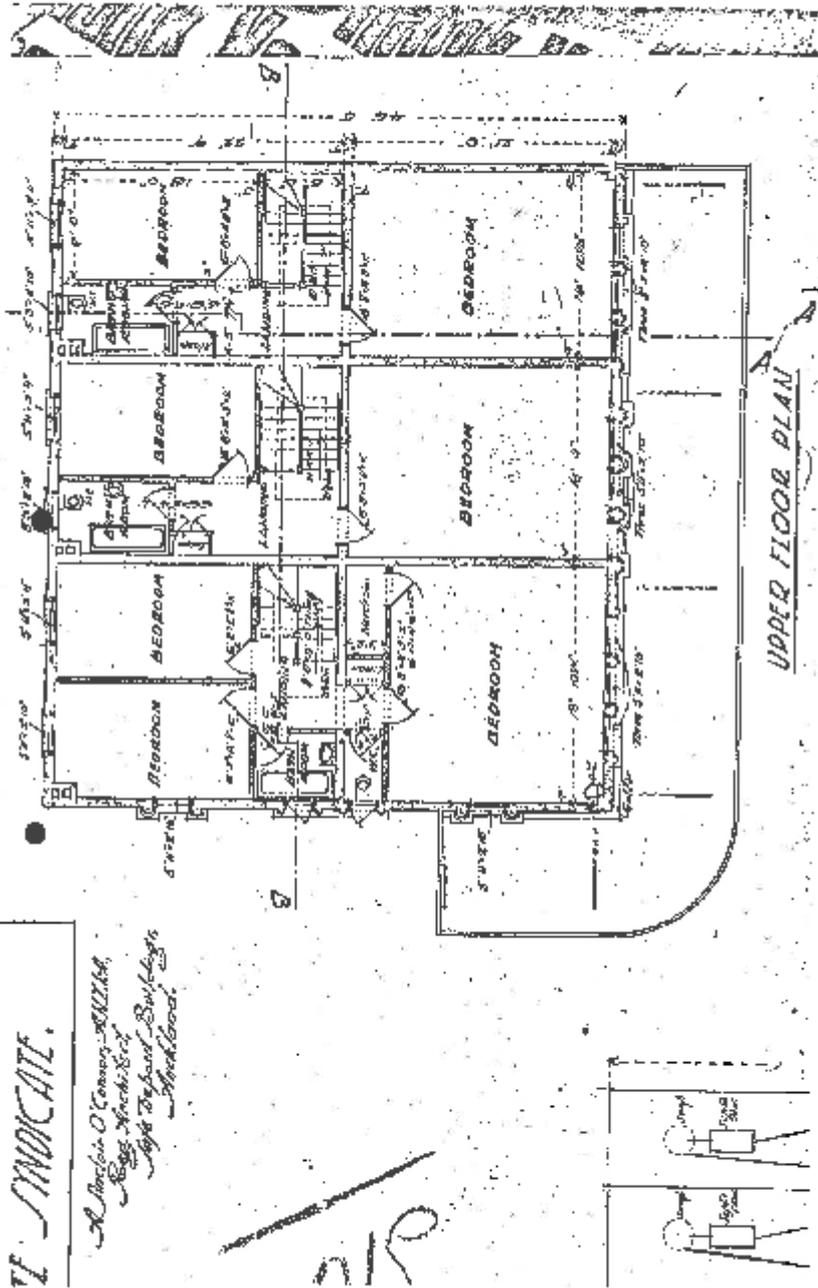
771

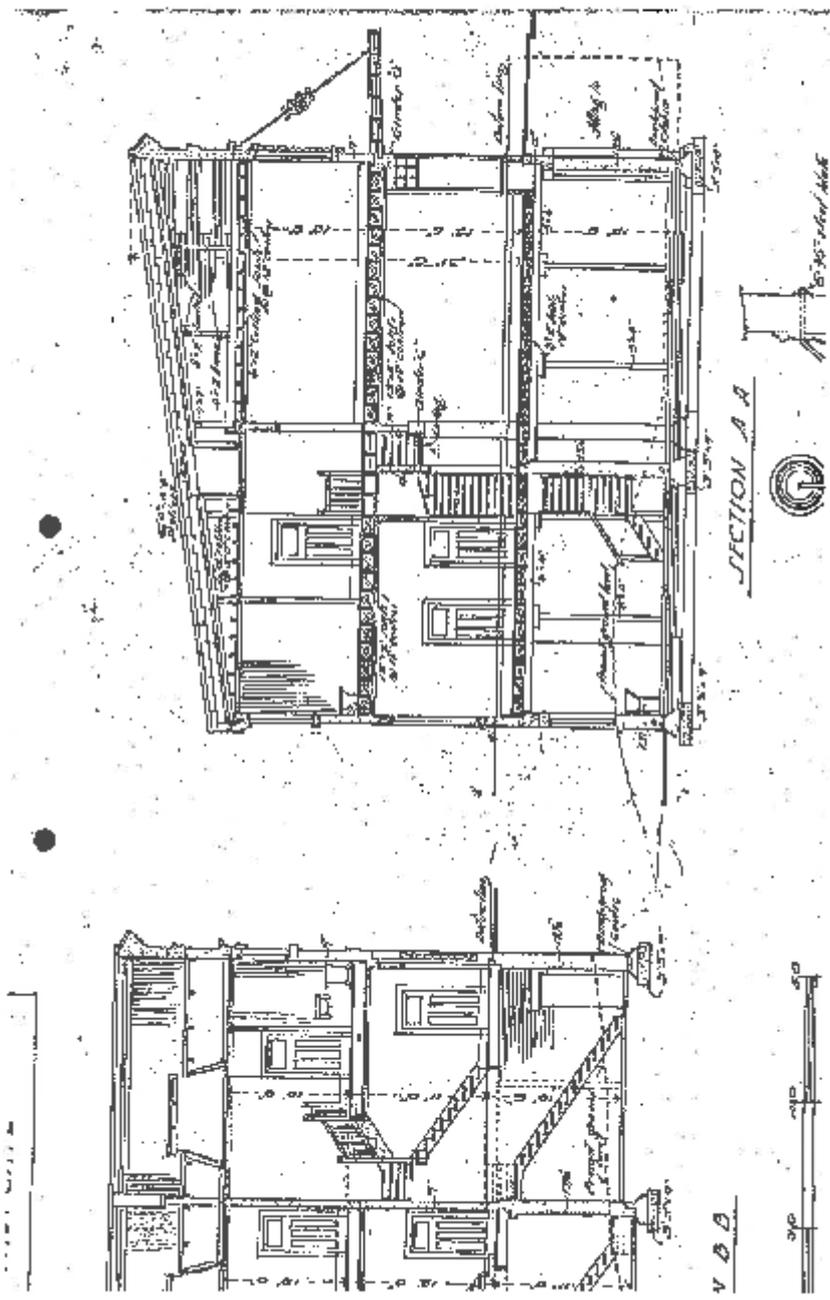
ALL OF SEPTIC
K. SCALE 1/8" TO A FOOT.



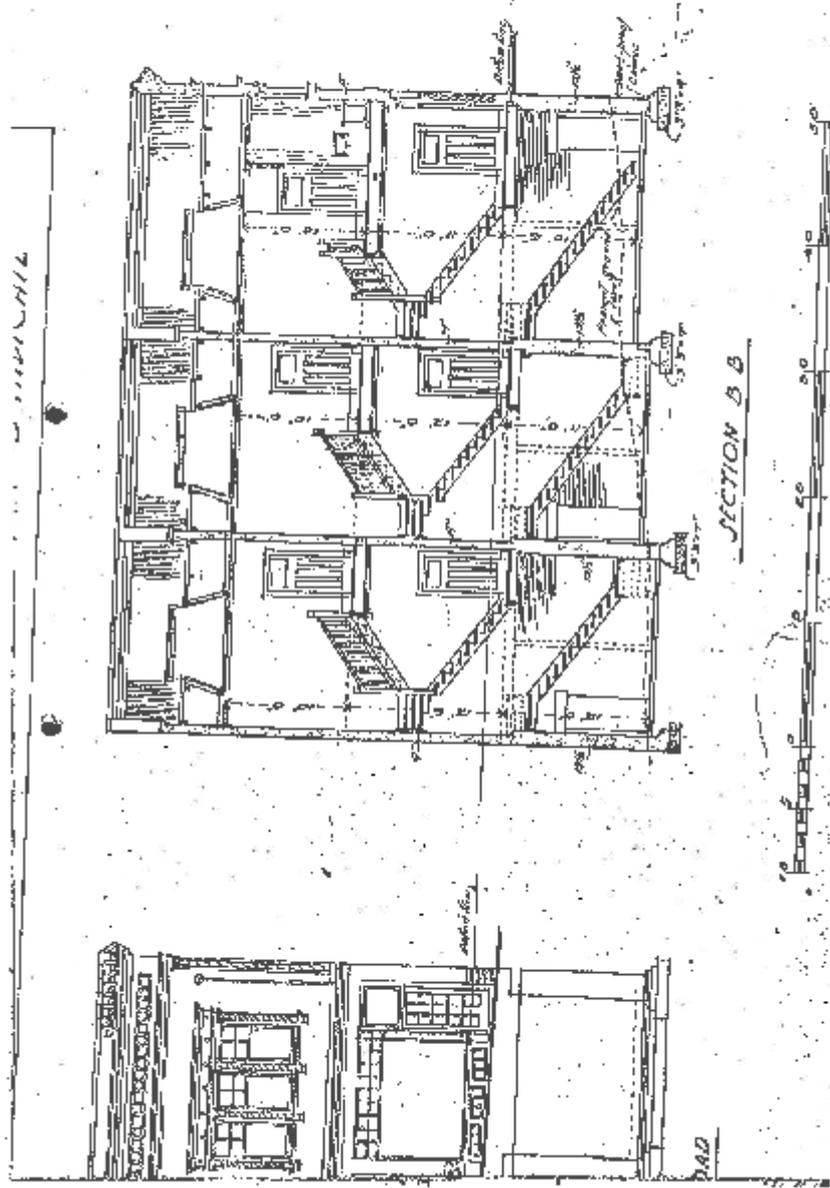


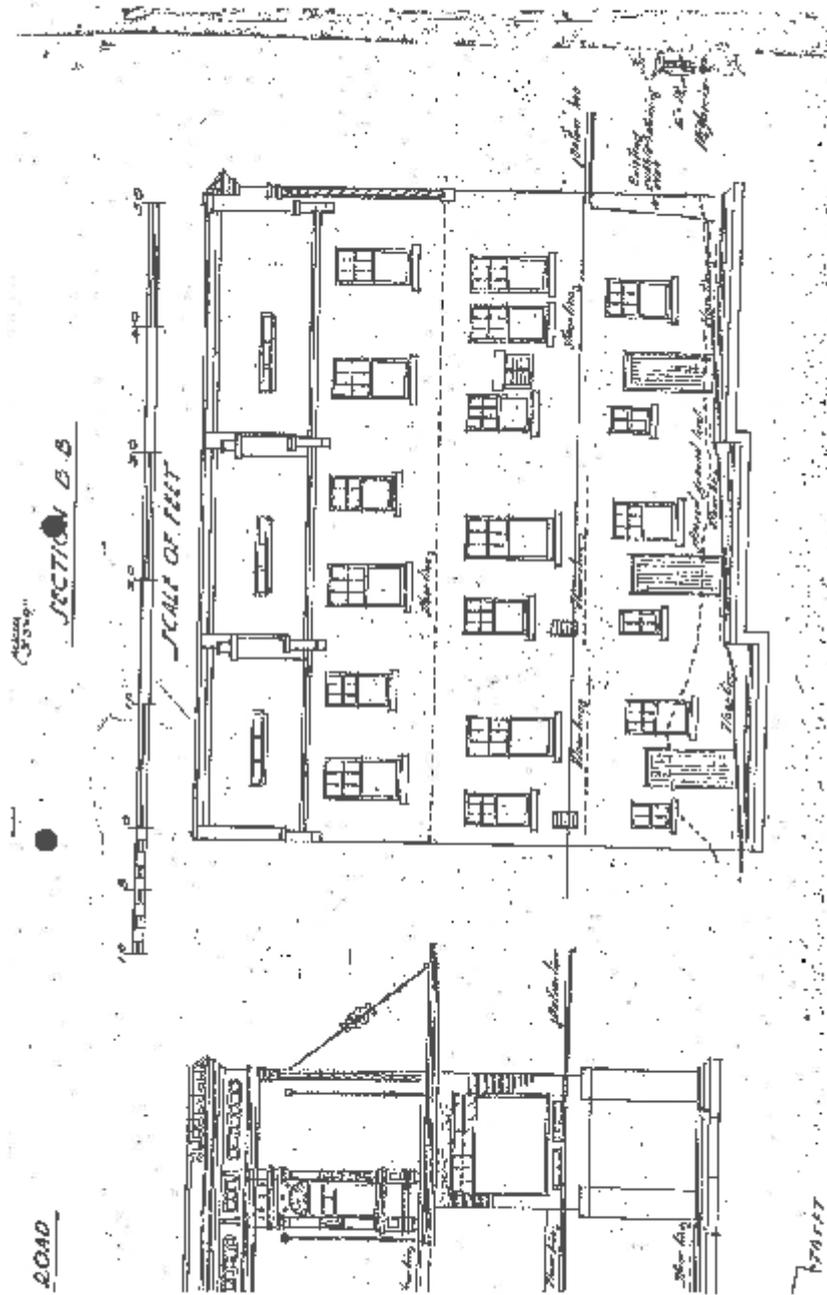






Handwritten notes at the top of the page, possibly including a project name or reference number.





771 Dominion Rd
1924?

23 Dec 1927

THE TOWN CLERK,
BURROGH OF MOUNT ROSKILL.

Sir/

I beg to apply for a Builder's Permit for a motor shed room and bath room.
OWNER'S NAME Leon Fitch Lyall
SITUATION OF PROPERTY 771 Dominion Rd
DESCRIPTION OF SECTION 77 of 107 of 10
CUBIC CONTENTS OF BUILDING _____ CUBIC FEET

SIGNATURE A. E. Johns.
ADDRESS _____

OFFICE CHARGES:-

639/1

Building Fee	5.0
New Water Service	
Fees for chimneys	
Drainage Inspection Fee	
Plumber's Fee	
Deposit on Footpath	
Water and Fixing	

Approximate cost of Building £ 96

Note/ The Building must be in accordance with the Borough By-Laws. Plans must be submitted in duplicate in ink on drawing paper by tracing cloth and showing (1) the section drawn to scale (2) block plan of building with measurements of rooms not less than 4 scale.
Received subject to plan being approved by the Council and application being in accordance with the By-Laws.

771 Dom.

1925

14 July 1925

THE BOROUGH CLERK,
BOROUGH OF MOUNT ROSKILL.

Sir,

I beg to apply for a Builder's Permit for 2 flats

4 dwellings in blocks rooms and bath-rooms

Owner's Name 771 Devon Estate Limited

Situation of property & Dominion St. Auckland

Description of Section 771 of 127 of 10

Cubic Contents of Building 71,460 cubic feet

Signature J.F. Henderson & Co.

Address 26 Arden Rd. 9th Elen

Office Memorandum

Building Fee	...	...	2	0	4
New Water Service	...	...	10	10	0
Water for Chimneys (1000 galls est. amount)	...	...	1	5	0
Drainage Inspection Fee	...	...		18	0
Plumber's Fee	...	...		7	6
Deposit on Footpath	...	...	2	0	0
Water & Fixings	...	...	13	10	0
Approximate cost of Building	£ 1698				
			34	7	5

NOTE- The Building must be in accordance with the Borough By Laws.
Plans must be submitted in duplicate in ink on drawing paper or tracing cloth and showing (1) the Section drawn to 1/4 scale (2) block plan of building with measurement of rooms not less than 1/4 scale.

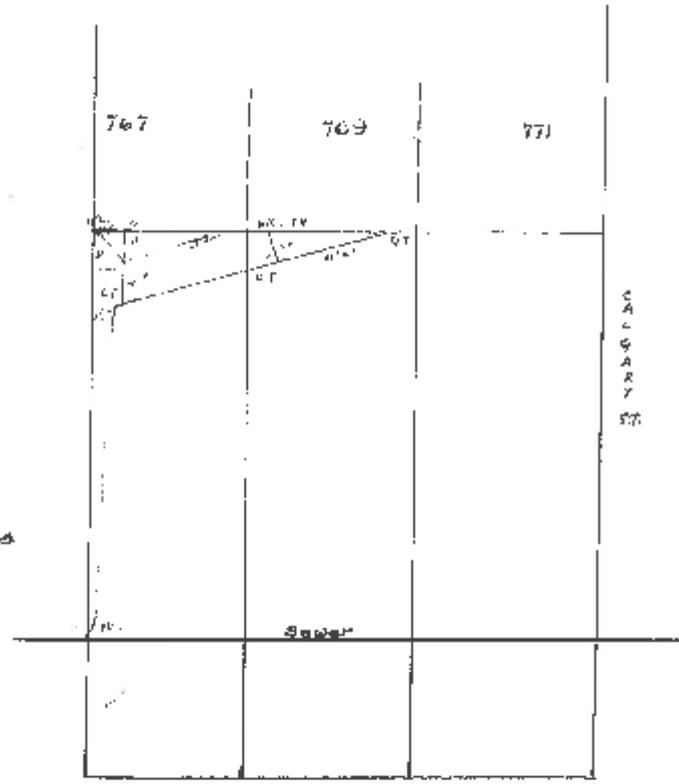
Received subject to plan being approved by the Council and application being in accordance with the By Laws.

771 Dom - 1944

Mt. Eden Borough Council.
HOUSE CONNECTION PLAN

PERMIT No. _____
DATE 27-2-44
Scale: 1/4" = 1' Feet
New Sewage Drains: Red
Storm Water Drains: Black
Old Drains: Full Black

Building Materials (to be laid there)



A3

Owner _____
Street 767 - 7 Dominion Rd Assessment No. 4198
Sht. City of Auckland Plumber _____
Drainer H. PEARCE

771 Down
1954

THE TOWN CLERK, BOROUGH OF MT. EDEN.

30th Dec 1954

Sir,

I beg to apply for a ~~Builder's~~ Permit for erecting sign on
south side of existing building sign 12' x 6'

Owner's Name Devon Estate Syndicate
Situation of Property 471 Dominion Rd
Description of Section Lot 47 of Sub 127 Dec 10. Assess. No. 3068
Approximate Value of Building (12 x 111.00)

DESCRIPTION OF MAIN MATERIALS

Framing Above Floor Framing Below Floor
Flooring Roofing
Exterior Cladding Interior Lining
Owner's Signature Builder's Signature [Signature]
Address 330 Broadway, Newmarket
Phone No.

	£	s.	d.
Building Fee			
Drainage Connection Charge		16	-
Drainage Inspection Fee			
Drainer's Licence			
Meter and Fixing			
New Water Service			
Plumber's Fee			
Water Supply for			
Deposit on Footpath			
TOTAL			

Permit No. 4316A

Receipt No. 8217

Period Allowed for Completion of Work:

12 Months Weeks from 3-20-54 1954

[Handwritten scribbles]

771 Drw.

THE TOWN CLERK, BOROUGH OF MT. EDEN.

1961

11th April 1961

I beg to apply for a Builder's Permit for alterations to shop front as per plan submitted

Owner's Name Mrs. M. R. Lander EST. LTD
 Situation of Property 769 Dominion Road 167 VICTORIA BLK
 Description of Section LOT 76 of 140 127 500.10 ASSESS. No. 30/521
 Approximate Value of Building L 140 (5) (As to be assessed)

DESCRIPTION OF MAIN MATERIALS

Framing Above Floor _____ Framing Below Floor _____
 Flooring _____ Roofing _____
 Interior Scaffolding _____ Interior Linings _____
 Owner's Signature _____ Builder's Signature L. C. Kynoo

Address _____ Address Woodlands Party Tisbury
 Phone No. _____ Floor No. 7933 Ltd

	r	s	d
Building Fee	—	—	—
Drainage Connection Charge	—	—	—
Drainage Inspection Fee	—	—	—
Drainage's Licence	—	—	—
Motor and Fixing	—	—	—
New Water Service	—	—	—
Plumber's Fee	—	—	—
Water Supply for	—	—	—
Deposit on Footpath	—	—	—
TOTAL			<u>10/-</u>

Permit No. 10334

Receipt No. 53019

Period Allowed for Completion of Work
One Month ~~from~~ from 11th April 1961

467-771 RB
Dominion
C 17601



Approved by:
R. J. [unclear]
13/12/08

Checked:
[unclear]
13/12/08

2/14/2/08
[unclear]
[unclear]

771 Dow.
1975

MT. ROBIN BOROUGHS COUNCIL	
31 JUL 1975	
YOUNG CLERK	
DEPT. CLERK	
DEPT. CLERK (COMM.)	
COMMITTEE CLERK	
FINANCE CLERK	
CASHIER	
BOROUGH ENGINEER	
TOWN ENGINEER	
BUILDING INSPECTOR	
HEALTH INSPECTOR	

1 Rona Avenue
Fernvale
AUCKLAND 5

30th July 1975

The Town Clerk
Mt. Robin Borough Council
P.O. Box 8508
Eymans Street
AUCKLAND

Attention: Mr. Hicks

Dear Sir:

Re: Alterations ^{767. details of plan attached.} to 487 Dominion Road

We understand that the company's tenant has been in touch with you in connection with the proposed alterations to the above premises. It is wished to advise that the company approves and consents to the lessee carrying out those alterations.

Yours faithfully
LANDREES ESTATE LTD

Per: *[Signature]*

From Permit No 46014

771 Dom

1975

The Engineer
MT EDEN BOROUGH COUNCIL

DESIGN CERTIFICATE

I, ROBERT FRANCIS HILL, being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate HEREBY CERTIFY that I have supervised the design and construction for the alterations to the Shop and Accommodation premises at 767 Dominion Road, Auckland, shown on the accompanying Drawing

numbered 203 Sheet 1
titled Alterations to Hardware Store at 767 Dominion Road
dated July 1975

proposed to be altered for Mr A. J. Cofer at 767 Dominion Road

I FURTHER CERTIFY that the works defined above have been designed in accordance with sound and widely accepted engineering principles, that they have been designed to support the loads specified in N.Z.S.E. 1900 AND FURTHER that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with this plan

SIGNED: *R. Hill* R. F. HILL
Professional Qualifications, B.E., M.N.Z.I.E.,
M.I.C.E.

1000 006 / 160x 160

RECEIVED: 23 Apr 2009 SCANNED: 23 Apr 2009 BOX: 5002716076 BATCH: 8374 DOC: AKGJITZO

V.S.A. *16/10/08*
 TYPE OF BUILDING *Commercial*
 Year of Erection *1927*
 Cost

NO and STREET:
*767 to 771 Dominion
 & Galgery St*

ROLL NO
 03/282

DESIGN and COMMENT:
*Ornamental facade
 of excellent wood. Generally good.
 Austere inst. Austere finish*

CONSTRUCTION—
 Foundation
 Floor *2.10x3.30*
 Walls *2.2 5'4" Sub 3'0"*
 Windows
 Roofs *flat 12' Recessed*
 Trusses
 Scaffolding *above steel walls*

OTHER IMPROVEMENTS—
*2 Garage 15'x10' → Garage
 on land prior, bit of concrete
 Excavation
 brick shed at rear → Brick Shed? N/V 6x6*

INTERNAL FINISH—
*plaster
 August*

LAND (Rights and Pasture Desc.)
1978 A.V. objector → 1999 A.V. objector

OFFICES—
*11' x 15' 1/2
 2 class. kit & bench
 2' x 10'*



FITTINGS—
*Wood 2.8. 2.2. 2.8.
 2' x 10' - 2.2. 2.8.
 Galgery*

FLOOR AREAS (Comp at back)
 Misc
 Decrement
 Offset
 Total

Galgery

10'

15'

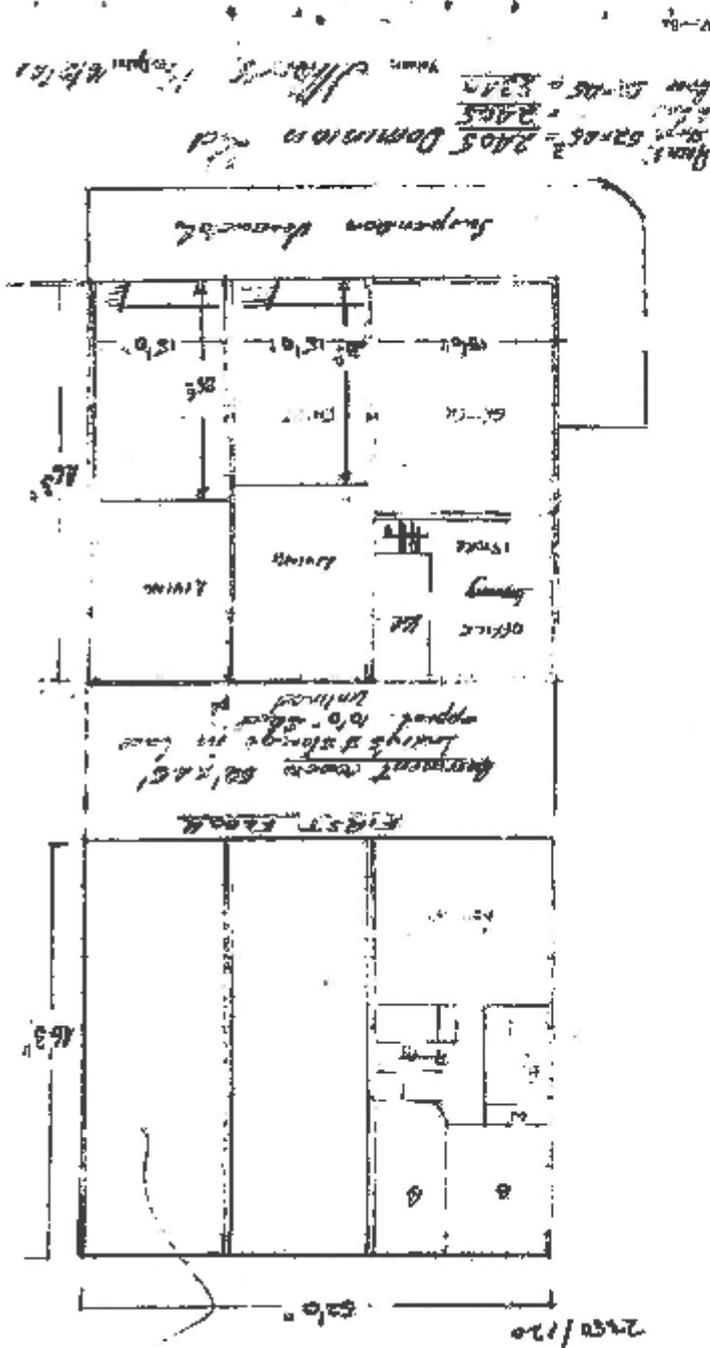
10'

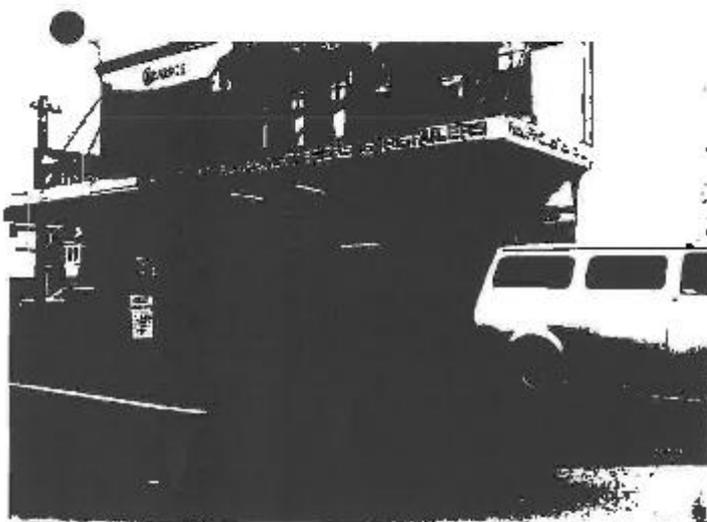
15'

ZONING *LOCAL COMM*
 VALUATION FORMULA:
*100% + 0.1 0.2 0.3
 + 6% int. row
 Balance - 10% 11' 1/2*

SALES	SPECIAL VALUATIONS
<i>1/10/08 16500 2/3/08 16500</i>	
<i>1/10/08 16500 2/3/08 16500</i>	
<i>1/10/08 16500 2/3/08 16500</i>	

SPECIAL VALUATIONS





'Re-upholsterer'
double shop - upstairs pt storage
pt living
100/100 each on 5/84

'Dairy'
upstairs for living
95/100 on 11/83

767 Dominion Rd - 238/120

BUILDING A4 CHECKLIST

ARCHIVAL

ADDRESS

767 - 771 Dominion Rd
Mt Roskill

771 Dominion Rd

CONSENT NO.

AC 49/59

1998

SUMMARY

cut openings in wall betw shops

PAGE DESCRIPTION	NO. OF PAGES
INDEX PAGES	1
BUILDING CONSENT APPLICATION	3
PROCESSING SHEET	1
CHARGE SHEETS	2
MEMORANDUM	3
LETTERS	2
PLANS	
LETTERS OF APPROVALS	
REPORTS	
MISCELLANEOUS	3
SEWAGE & STORMWATER	
DESIGN CERTIFICATES	
INSTALLERS CERTIFICATES	
OTHER CERTIFICATES	
PRODUCER STATEMENTS	1
SOIL CONDITIONS	
AIR CONDITIONING / VENTING	
FIRE CORRESPONDENCE	3
CALCULATIONS	18
SPECIFICATIONS	1
TOTAL NUMBER OF PAGES	38
TOTAL NUMBER OF 35MM PLANS	11

5195536

AUCKLAND CITY ENVIRONMENTS

10% COPY
DISMISSED

BUILDING CONSENT APPLICATION FORM

(Complete each application form only unless otherwise indicated in instructions)

PART A GENERAL (COMPLETE PART A IN ALL CASES)

Name: <u>JANA ROSE</u>		Form Number: <u>1029051</u>
Address: <u>767 Dominion Rd. Mt Roskill</u>		Date presented: <u>25/01/99</u>
Contact (Name of holder of application and status if relevant to applicant): <u>MR T. GILES</u>		Date Consent Applied: _____
Phone: Business <u>8462892</u> Home _____ Fax _____		Date Consent Issued: _____
Under Section 22 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, who has a beneficial or commercial interest to purchase the land or who has a beneficial or commercial interest in the land, or to take a lease of the land, while the agreement remains in force.		
Site address (if any): <u>767 Dominion Rd</u>		Date Consent Expiry: _____
Legal description (as shown on certificate of title or plan number, if any): <u>PT LOTS 75-76-77 DP 1306</u>		
For separate lot: <u>DP</u> or Section: <u>30</u> or: <u>Swire</u> or: <u>Registration Number</u> or: <u>Other title</u>		
Number and name of subdivision of these: If none apply, give whatever information is necessary to identify the location.		

New or proposed building

Alteration

Extension (including) to _____

to be used (description of proposed work to be done): Private opening in masonry wall between 3 shops

Intended to:

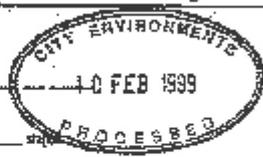
Indefinite but not less than 50 years

If less than 50 years specify _____ years

Demolition

Basic stage _____ of an intended _____ stage

Estimated value (exclusive of GST): 5000



PART B FEES TO BE PAID (SEE INSTRUCTIONS FOR ACCOUNTS REQUIRED)

The initial judgement deposit paid on application may not cover the total cost of processing this application. Auckland City charges for planning processing and granting of consents on an actual cost basis and you may receive a return or statement for additional costs.

Name and address for payment of fees: JANA ROSE
767 Dominion Rd

Phone: Business 8462892 Home _____ Fax _____

Deposit attached: _____

771 Dom. Rd.
2009



Resource Consent Application form and checklist

RMA form 9

This form may be used for land use and subdivision consent applications within the Isthmus Area, Central Area and Hauraki Gulf Islands.

Application details

1. (Full name of applicant): First name(s) NZ Communications Ltd
For: My name: _____

Herby apply for: land use consent subdivision consent certificate of compliance

The following additional resource consents are required and requested not (delete or a) been applied for:

water permit discharge permit coastal permit

Have you applied for a building consent: Yes No Building consent number: _____

2. **Note:** Provide the full name (not initials) of the person who is applying for the consent and what type of consent (land use or subdivision) is being applied for. Please note that a Trust will not be accepted as an applicant. If you need another consent, or have been granted another consent as asked please indicate the type of consent required or obtained. For example: a structure below mean high water may require a coastal permit from the Regional Council. If you have applied for a building consent, please provide the building consent number.

Office use only

Application number: _____

Date received: _____

Receipt number: Account

Description of activity

Proposed establishment, operation and maintenance of a rooftop telecommunications facility consisting of 3 panel antennas with RPA and 4 microwave antennas plus two equipment cabinets.

Note: Briefly describe the proposal giving as much detail as possible. Describing a proposal as just "telecoms" without saying what they are for is insufficient. You will also need to provide an assessment of effects and other information which is outlined in the checklist following.

Site description

Street Address of the Site: 767-771 Dominion Road, Mount Roskill

Legal Description: Lot 75-77, RP 17096 OFE Number: NA1806/14 Zoning: Business 1

Note: Provide the street address (and the name of the property if it is readily identifiable by that name) and the legal description of the site. You will need to provide a copy of the certificate of title with the application which has been issued by Land Information New Zealand (LINZ) within the last 3 months. LINZ is located at 36 Waterfield Street, Auckland City. The zoning of the property can be obtained by viewing the District Plan zoning maps at www.aucklandcity.gov.nz or from the Council at the time of its opening or by phoning Council before 2:00 p.m. on days when there are specific arrangements that need to be made to access the property, please note this in your application.

Ownership/occupancy

I am the: owner occupier lessee prospective purchaser other (please specify)

Payment details: Name and address of person liable for application processing fees/returns, financial contributions (where applicable)

A fee is payable on acceptance of all applications. In some cases, this will be the whole cost of the application. In other cases, including for example, where a hearing or specialist input is required, the fee will be on a deposit basis and further invoices may be issued later in the process (s36 Resource Management Act 1991). All application fees and charges must be paid prior to the upholding of the decision.



Please note - some information from this application form is deemed public information and may be used by other third parties.

77/1 Dom. 2009

SOUTHWESTERN ELEVATION
SCALE 1:100

SOUTHEASTERN ELEVATION
SCALE 1:100

NORTHEASTERN ELEVATION PHOTO MONTAGE
HIGHER QUALITY NOT SHOWN FOR CLIENTS

APPROVED RESOURCE CONSENTS
25 MAR 2010

AUCKLAND CITY ENVIRONMENTAL SERVICES

NEW ZEALAND COMMUNICATIONS
ONE TELECOM HQ & 779 DOMINION RD
DOMINION ROAD CENTRE
AUCKLAND

DESIGNER

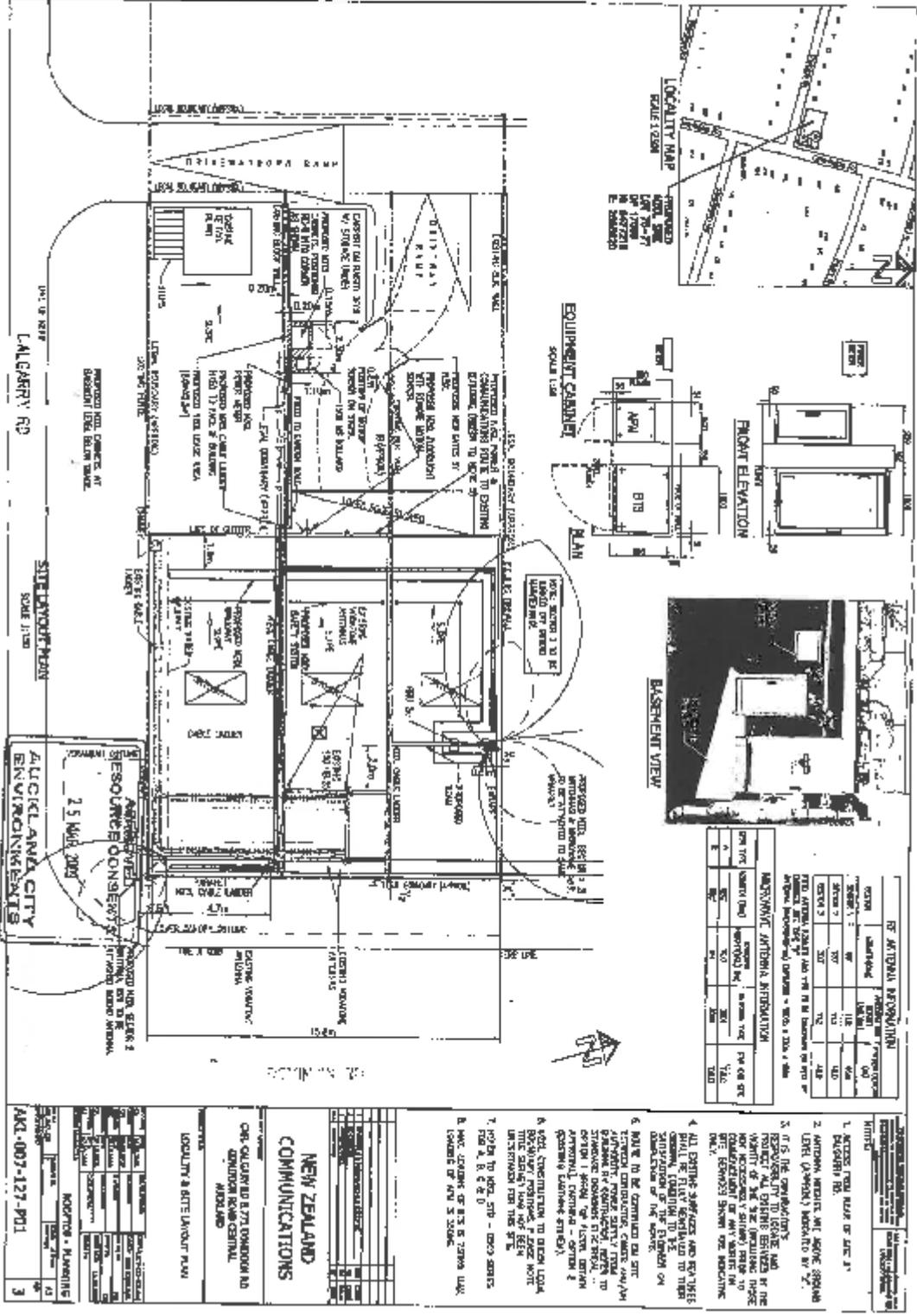
PROJECT - BUILDING

AKL-007-127-002

3

NOTES

1. REFER TO SHEET 001 FOR WORKS
2. SAFETY STOP/STANDSTILL POINTS TO BE DESIGNATED & MARKED BY CERTIFIED OPERATORS ON ALL EXITS OF THIS SITE
3. ALL 90 DEGREE TURNING RADIUS IN ALL DIRECTIONS TO BE MAINTAINED AT ALL TIMES AS SPECIFIED BY N.Z. ROAD REGULATIONS
4. ACCESS TO ALL COMPONENTS TO BE MAINTAINED AT ALL TIMES



BT ANTENNA PERFORMANCE

SYSTEM	Antenna	Antenna	Antenna	Antenna
Model	Gain	Efficiency	Beamwidth	Beamwidth
System 1	10	100	100	100
System 2	10	100	100	100
System 3	10	100	100	100

ANTENNA ANTENNA PERFORMANCE

System	Antenna	Antenna	Antenna	Antenna
Model	Gain	Efficiency	Beamwidth	Beamwidth
System 1	10	100	100	100
System 2	10	100	100	100
System 3	10	100	100	100

NEW ZEALAND COMMUNICATIONS

1. ALL EXISTING SURFACES AND REVISED...
 2. ANTENNA HEIGHTS ARE ABOVE SEASIDE LEVEL (AS SHOWN) INDICATED BY '2'.
 3. IT IS THE CONSULTANT'S RESPONSIBILITY TO OBTAIN AND VERIFY ALL EXISTING SERVICES IN THE VICINITY OF THE PROPOSED BUILDING FOR THE PURPOSES OF THE CONSULTANT'S DESIGN. THE CLIENT IS ADVISED THAT THE CONSULTANT IS NOT RESPONSIBLE FOR ANY SERVICES NOT SHOWN ON THE DRAWINGS.
 4. ALL EXISTING SERVICES AND REVISED SERVICES SHALL BE SHOWN TO THEIR EXISTING OR PROPOSED LOCATION ON THE DRAWINGS OR AS NOTED.
 5. WORK TO BE COMPLETED BY DATE STATED IN THE DRAWINGS.
 6. ALL SERVICES SHALL BE COMPLETED BY DATE STATED IN THE DRAWINGS.
 7. ALL SERVICES SHALL BE COMPLETED BY DATE STATED IN THE DRAWINGS.
 8. ALL SERVICES SHALL BE COMPLETED BY DATE STATED IN THE DRAWINGS.
 9. ALL SERVICES SHALL BE COMPLETED BY DATE STATED IN THE DRAWINGS.
 10. ALL SERVICES SHALL BE COMPLETED BY DATE STATED IN THE DRAWINGS.

LOCALITY & SITE LAYOUT PLAN

101, CALDWAY RD, 271 DUNDON RD, DUNDON ROAD CENTRAL, AUCKLAND

AKI-007-127-901

