

successful delegations in 1906–7, 1911 and 1914. A compilation of his articles in defence of his native land was published in 1909 under the title *An impeached nation*.

Cleary's determination to present the loyal face of New Zealand Catholicism was best seen during the First World War. He went to Europe in mid 1916 intending to resign his see due to ill health, but instead chose to spend three months doing chaplaincy work in the Flanders trenches during the severe winter of 1916–17. In the front lines he displayed a bravery bordering on foolishness, while making sure that his exploits were well advertised in the colonial press.

Returning to New Zealand in October 1917, Cleary was shocked by the extent and ferocity of sectarian conflict raging over the issues of papal neutrality in the war, the conscription of religious teachers, and the New Zealand Catholic Federation's campaign for state aid to Catholic schools. The *Tablet*, under its fiery Irish editor, Father James Kelly, adopted an aggressive stance, particularly over Ireland. Cleary became a relentless opponent of the new policy. In July 1918 he founded a rival Catholic paper, the *Month*. He reconciled advocacy of Irish national rights with effusive professions of loyalty to empire. Cleary preferred to expose the weakness of the anti-Catholic case put forward by the Protestant Political Association, rather than to indulge in the competition in abuse favoured by the *Tablet*.

By refusing to allow the advocacy of Sinn Féin in his diocese and by attempting to curb Kelly's uncritical commitment to Irish politics, Cleary sacrificed his reputation as a patriotic Irishman. He banned the use of provocative Irish flags, emblems and mottoes in his diocese. While defending Sinn Féin violence as a justifiable response to outrageous behaviour by British forces in Ireland, Cleary preferred that his clergy pray for Ireland rather than campaign for her. He also opposed the identification of his church with any political party, whether in Ireland or New Zealand. Although he resisted a series of post-war legislative measures calculated to harm Catholic interests, Cleary kept up friendly correspondence with several prominent Reform Party politicians, including the Ulster-born prime minister William Massey. His war service and his personal sacrifices during the influenza epidemic were recognised in June 1919 by his being made an OBE.

Cleary's tactics were difficult for his people to understand. Accusations of wounded vanity, jealousy, and an arrogant desire to dominate were levelled at him. His highly-strung nature had not been improved by his time at the front and questions were asked about his mental balance.

Cleary was not concerned solely with the politics of New Zealand Catholicism. He took an active interest in Catholics in isolated rural areas, making long visits to them. He learned Maori in order to teach Maori people in their own language, and was responsible for establishing St Peter's Rural Training School for Maori boys (later known as St Peter's Maori College and Hato Petera). He took an active interest in the Catholic orphanage at Howick and oversaw a substantial rise in the number of Catholic school pupils in his diocese. The steady increase in Auckland's Catholic population necessitated the appointment of a coadjutor bishop, James Liston, in 1920. Personality clashes between the two, exacerbated by Liston's tendency to act independently of his bishop, caused Cleary in 1929 to attempt to have Liston replaced as his coadjutor.

Photographs of Henry Cleary suggest a man of mild scholarly disposition. He was, nevertheless, determined and resolute and possessed something of a spirit of adventure, using cars and aeroplanes at an early date to travel his diocese. He died at Auckland on 9 December 1929 and was accorded a huge funeral. The effusive press accounts of his career betray signs of inspiration from the material he had been in the habit of supplying to journalists. Warm tributes from the leaders of other denominations testified to his success in reducing sectarian tensions and in beginning to bring the Catholic church firmly into the mainstream of New Zealand life.

How to cite this page: Rory Sweetman, 'Cleary, Henry William – Cleary, Henry William' from the Dictionary of New Zealand Biography, Te Ara – the Encyclopedia of New Zealand, updated 30-Oct-2012

URL: <http://www.TeAra.govt.nz/en/biographies/3c22/cleary-henry-william>

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DICTIONARY OF
NEW ZEALAND
BIOGRAPHY

Liston, James Michael

1881–1976

Catholic bishop

By Rory Sweetman

Liston, James Michael

James Michael Liston (registered at birth as Michael James) was born in Dunedin on 9 June 1881, one of a family of five children of Mary Sullivan and her husband, James Liston, a hotel-keeper. His parents were both from County Clare and had left Ireland in the wake of the agricultural depression of 1859–64. In Dunedin they belonged to a close-knit Irish Catholic community set belligerently apart from the Scottish Protestant majority and led by the pugnacious Irishman Bishop Patrick Moran.

Attentive at the altar, clever in his class at the Christian Brothers' Boys' School, quiet and intelligent, with devout, well-off Irish parents, James had all the qualifications for a priestly vocation. In February 1893, aged 11, he left for Sydney to attend St Patrick's College, Manly. The seminary's tough regimen undermined his fragile health and his parents soon demanded that he return. Bishop Michael Verdon, Moran's successor in the Dunedin see, then arranged for him to attend his former seminary, Holy Cross College, Dublin. Although for the young Liston this was a return to the land of his fathers, it also meant leaving his parents forever, as both were dead by the time he returned to New Zealand.

Painfully homesick during his three years in Ireland (1897–1900), Liston enjoyed his subsequent time in Rome. He studied at the Irish College, graduating in 1903 with a doctorate of divinity. On 31 January 1904 he was ordained to the priesthood by Bishop Verdon in St Joseph's Cathedral, Dunedin. The next 16 years were spent teaching scripture and dogmatic theology at Holy Cross College, Mosgiel, the national seminary established by Verdon in 1900. A colleague remembered him wrapped in a Roman cloak, seated in an uncarpeted, austere furnished room, bent over his books preparing lectures, often until midnight. The hard scholastic years had formed his habits: solitary, disciplined, abstemious and dedicated. However, it was not all work and worry. For recreation Liston raced around the Taieri roads on one of the first motorcycles in Otago, a French belt-driven machine that caused great excitement when it reached 25 miles per hour.

After his appointment as rector in 1910, everyone at Holy Cross felt a new energy at work. A strict disciplinarian, Liston would allow no compromise with the rules, and was inflexible once he had reached a decision. The college was his home, its staff and students his new family. The first priests to receive their complete clerical training at Holy Cross had been ordained in 1909, and Liston's personal vision was for a New Zealand-born priesthood along the best lines, which for him were Irish ones. He had no doubts as to the quality of the local product.

Verdon's ill health thrust added responsibility upon Liston as spokesman for his church. He wrote occasionally in the religious and secular press on public issues, advocating grants for Catholic schools and greater Catholic representation in Parliament. The withdrawal of financial assistance from 1877 had encouraged Catholics to build a separate school system run on the pennies of the faithful and on the unpaid services of numerous religious teachers. The double taxation thus inflicted upon New Zealand Catholics had given them, in Liston's view, a sense of stinging injustice.

During the First World War, organised sectarianism appeared in the shape of the Protestant Political Association. Catholics felt that they were being made the scapegoat for a host of wartime ills. Catholic leaders were alienated and radicalised over the application of conscription to seminarians and Christian and Marist brothers. In 1917 Liston attributed the government's apparent betrayal over the conscription of these groups to a combination of bigotry, political cowardice and treachery. He vigorously refuted the charge of disloyalty levelled against New Zealand Catholics in the press.

Liston's talents had long marked him out for episcopal promotion. In late 1918, on the death of Michael Verdon, he was the acknowledged favourite for the vacant see. However, the local clergy, considering that his faults outweighed his virtues, chose to reject him as their future leader. Instead, in April 1920, he was named as coadjutor to the ailing Henry Cleary, bishop of Auckland. He was consecrated on 12 December 1920 in St Joseph's Cathedral. This second reluctant farewell to Dunedin was followed by 10 uncomfortable years in Auckland. Liston's tireless efforts to galvanise the diocese failed to impress Cleary, who was more concerned with his coadjutor's unhappy knack of making incautious political speeches. The first came in 1922 during a St Patrick's night address in the Auckland



James Michael Liston, photographed between 1929 and 1933

Town Hall. Speaking on the Irish question, Liston queried the worth of the Anglo-Irish Treaty, praised the dead rebels of 1916 (apparently saying they had been 'murdered by foreign troops'), and predicted a successful fight for complete freedom. The subsequent furore ended only when William Massey's government announced that he was to be prosecuted for making seditious utterances. After a two-day trial in Auckland's Supreme Court in mid May 1922, Liston was acquitted by an all-Protestant jury.

His second gaffe came in December 1922 when he publicly rejoiced at the New Zealand Labour Party's successful showing at the general election. 'Thanks be to God, the Labour people, our friends, are coming into their own'. Bishop Cleary was Liston's most severe critic for giving credibility to allegations of an underhand political deal. The breach between the two men was never healed, Cleary later making strenuous efforts to have Liston replaced as his coadjutor. In December 1929 Liston became Auckland's seventh – arguably its greatest – Catholic bishop, ruling in imperious style for over 40 years. During the 1930s he revitalised the down-at-heel diocese, seeing it through the economic slump, then hosting the 1938 centennial celebrations of the Catholic church in New Zealand. The apostolic delegate came from Sydney, and was joined by many Australian and American prelates in celebrations that greatly raised the profile of the Catholic church in Auckland.

Liston was a keen user of the new medium of radio broadcasting. He also transformed Cleary's periodical, the *Month*, into a fortnightly newspaper, *Zealandia*. During the Spanish Civil War his outspoken opposition to communism was reflected in the hard line taken by *Zealandia*, which brought accusations of Catholic sympathy with the fascist powers. At the outbreak of the Second World War he appeared at most public gatherings associated with the war, often sharing the platform with ex-Mayor James Gunson, his principal critic during the sedition case.

Throughout his episcopate Liston championed the right of Catholic parents to send their children to the school of their choice without suffering financial or other penalties. In his first episcopal address in Auckland he expressed confidence that the innate fairness of his fellow New Zealanders would eventually result in the granting of state aid to Catholic schools. History has proved him right, although it would appear that he had doubts over the wisdom of integrating the schools into the state system.

Liston read widely and sponsored any initiative for the better formation of his priests, members of religious orders, and Catholic teachers and nurses. Loreto Hall was established in 1950 for the training of lay and religious teachers: by 1970 there were 118 schools, with 23,000 pupils, in his diocese. Twenty-three religious orders came from overseas, largely to staff the schools, while 80 new parishes came into being. He took a deep personal interest in planning and financing convents, churches, monasteries, schools, hospitals, orphanages, homes for the aged, retreat and rest houses. He helped to found Newman Hall, the centre and hostel for Catholic university students, and to set up the Auckland Diocesan Federation of Catholic Parent Teacher Associations, Catholic Social Services, the Catholic Youth Movement, and the Christian Family Movement. In 1944 he ordained the first Maori priest, Wiremu Te Awhitu. With the post-war drift to the city by Maori, he encouraged the Mill Hill fathers to establish two centres for their care, as well as fostering work of all kinds among the Maori people.

In 1954 Liston was given the honorary title archbishop, for his services to the church. He was also alive to the needs of the wider community and assisted many worthy causes. In later life, as his quiet contributions to community life became more widely appreciated, he was the recipient of several honours: he was made a CMG in 1968, and two years later received an honorary LLD from the University of Auckland.

As the Catholic population of his sprawling diocese grew, Liston found it hard to relax his personal grip. Decades of changing social patterns and values culminated in a final era of liturgical revolution and arguments on basic moral and doctrinal issues. There were sharp debates on the contraceptive pill, celibacy, the place of the laity in the ecumenical church, and of the clergy in public affairs. His last years of office were marked by controversy over such issues as the suspension of two anti-war priests and the removal of two editors of *Zealandia*. But even his critics on these issues acknowledged his devotion to his church and his city, a respect that transcended denominational boundaries.

In April 1970 it was announced that Archbishop Liston was stepping down from office because of old age. Despite his 88 years, it was still a surprise to his flock. Bowed and frail-looking, but with undiminished vigour, he moved to the Mater Misericordiae Hospital, 'there to reflect on the goodness of God to me and to prepare myself more intensely to go to Him for judgment'.

Accustomed to exercise power from an early age, Liston had an ingrained respect for authority and demanded the same unwavering loyalty for himself. In his relations with his clergy he never quite ceased to be the seminary rector. However, his courtesy and kindness in personal matters was legendary. No one was more thoughtful in his messages of sympathy or congratulations in times of sadness or joy, usually conveyed in brief notes in his spidery writing. His speech was equally distinctive: a nasal drawl that was much mimicked by clergy and laity. That he often shared the joke is a tribute to his own impish sense of humour. He died, aged 95, at the Mater Hospital on 8 July 1976.

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DICTIONARY OF
NEW ZEALAND
BIOGRAPHY

Mahoney, Edward

1824/1825?–1895
Architect

Mahoney, Thomas

1854/1855?–1923
Architect

By David A. Armstrong

Mahoney, Edward

Edward Mahony was born at Ballincollig, County Cork, Ireland, probably in 1824 or 1825; his parents' names are unknown. As a young man he was apprenticed to his uncle, John Mahony, an architect and builder in Cork, a city which had attracted a number of prominent Gothic Revivalist architects. He married Margaret Barry, probably in 1848 or 1849.

In 1854, apparently disillusioned by the lack of opportunities for Catholic architects in Ireland and by the hardship caused by famine and plague, Edward Mahony, his wife and the first two of their 11 children sailed on the *Telegraph* for Adelaide, South Australia, arriving in January 1855. At the end of the year, the family continued on to New Zealand, arriving in Auckland in February 1856. A son, Thomas, was born at sea on 12 December during one of these voyages, probably the first. Edward, having changed the spelling of his name to 'Mahoney' to avoid confusion with an Auckland solicitor named Edmund Mahony, set up in business as a builder and timber merchant.

Mahoney was again engaged in architecture by 1861, when he designed the Church of St John the Baptist, Parnell, using a pared-back Gothic style. This, and St Mary's Convent Chapel, Ponsonby (1866), are notable for the plainness of their well-lit interiors and the use of cross-braced roof trusses.

Attracted by the discovery of gold on the Coromandel Peninsula, Mahoney spent the years from 1867 to 1870 in Thames before returning to Auckland, where in 1870 he set up an architectural practice. He designed St George's Anglican Church, Thames (1871); St Columba's Presbyterian Church, Warkworth (1876); Holy Trinity Church, Dargaville (1878); and St Andrew's Church, Cambridge (1881).

In 1876 Thomas Mahoney joined the practice, which became known as E. Mahoney and Son. They produced many of Auckland's banks and hotels during the boom of the 1870s and early 1880s, as well as most of its Catholic schools and churches. Edward Mahoney prospered and was able to build a large house in Harbour Street, St Marys Bay, staffed with servants and boasting a carriage, coachman and horses.

Edward Mahoney's finest work is the large Anglican Church of the Holy Sepulchre, Khyber Pass Road (1879–81), built to accommodate a growing congregation in Auckland's new suburbs. Praised for its 'severe simplicity', its interior is notable for height, lightness and the warmth of its stained kauri timbers. It represented a departure in New Zealand ecclesiastical architecture, and its seven-sided apse is unique in New Zealand.

Edward Mahoney took an active part in Auckland's professional and civic affairs. He was a member of the Provincial Board of Education and in 1878 designed the first permanent Auckland College and Grammar School building in Symonds Street. He was a foundation member of the Auckland Institute of Architects formed on 23 December 1880, and became its first honorary treasurer in 1881.

In 1885 Edward Mahoney retired; Thomas and a younger brother, Robert, carried on the practice. In 1887 Thomas designed the brick St Benedict's Church, Newton; it replaced Edward's wooden original, which had been destroyed by fire in 1886. St Mary's Church of the Assumption, Onehunga, designed in 1877, was built in 1888. For some 20 years from 1905 its parish priest was Monsignor William Mahoney, another of Edward Mahoney's sons and the first New Zealand-born Catholic priest.

In 1880 Edward Mahoney had drawn up plans to extend the stone building which was the original St Patrick's Cathedral, Auckland. Between 1884 and 1885 the nave was extended according to Edward's scheme, but Thomas was ultimately responsible for its further extension, the sanctuary, four sacristies and two side chapels, which by 1907 had transformed a modest structure into a large and impressive building befitting its status as a cathedral.



Thomas Mahoney,
about 1885

Thomas Mahoney's most unusual church, and the practice's only one built in a neo-classical rather than a Gothic style, was the since-demolished Church of Our Lady of the Rosary, Hamilton (1912). He returned to a Gothic design in 1919 for All Souls Church, Devonport. This was built over his father's existing 1865 mortuary chapel, the Church of St Francis de Sales, which in 1892 had been punted across the Waitemata Harbour *en route* from its original Symonds Street site to the Catholic cemetery on the slopes of Mt Victoria.

Secular buildings also formed part of Thomas Mahoney's work, beginning with James Williamson's enormous Italianate house, The Pah, at Hillsborough (1877). He was also responsible for the Customhouse, Auckland, built to a French Renaissance design between 1888 and 1890; the Dilworth Terrace flats of 1900; buildings for the Bank of New Zealand throughout the Auckland provincial area; and for notable warehouses in Auckland. In 1910 he designed an impressive college in Gothic style for the Society of the Sacred Heart, Remuera; it is now known as Baradene College. Like his father, Thomas Mahoney was involved in professional affairs. In 1907 he became president of the Auckland Institute of Architects, and in 1913–14 was president of the New Zealand Institute of Architects. By contrast with his father, who was said to have had a quiet and retiring disposition, Thomas was a sociable and cultured man, fluent in French and German. An accomplished watercolourist, he studied with J. B. C. Hoyte and was a keen recorder of picturesque places in the North Island, to which he travelled on foot. He married Charlotte Wallnutt in Auckland on 26 November 1889; they had three daughters.

Edward and Thomas Mahoney made a considerable contribution to Auckland's architectural heritage. Both died at Auckland: Edward on 28 April 1895 and Thomas on 8 September 1923. Edward's wife, Margaret, had died in 1891, while Charlotte Mahoney died in 1944. The practice was dissolved in 1926.

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URL: <http://www.TeAra.govt.nz/en/biographies/2m26/mahoney-edward>

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NEW CONVENT BUILDING

New Zealand Herald, Volume LX, Issue 18554, 12 November 1923, Page 8

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NEW CONVENT BUILDING SISTERS OF ST. JOSEPH. FOUNDATION STONE LAID. CEREMONY BY BISHOP CLEAR.

The ceremony of laying the foundation stone of the new convent of the Sisters of St. Joseph, in Telford Avenue, off Dominion Road, in the parish of the Good Shepherd, was performed yesterday afternoon by Bishop Cleary, assisted by Bishop Liston. Despite the dull weather, there was a large gathering. It is expected that the convent, which will cost about £3000, will be completed by next April.

The necessity for the convent was emphasised by the parish priest, Father W. Murphy.

Bishop Cleary, in his address, said they had seen the results of the deifying of the theory of brute force during the great war, and the community was in need of spiritual energy to uproot that theory and to give good, law-abiding citizens.

Reference to the great work in which the sisters were engaged on the first Armistice Day, five years ago—influenza epidemic relief work—was made by Chancellor F. H. Holbrook, and a short address was given by Mr. G. Foster.

A vote of thanks to the bishops and others present was moved by Father Murphy on behalf of the sisters and himself.

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ST. JOSEPH'S CONVENT.

New Zealand Herald, Volume LXI, Issue 18684, 14 April 1924, Page 11

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ST. JOSEPH'S CONVENT. OPENING AND BLESSING. GOOD WORK OF THE ORDER. ADDRESS BY BISHOP LISTON

The new St. Joseph's Convent, in the parish of the Good Shepherd, situated in Telford Avenue, off Dominion Road, the foundation stone of which was laid on November 11, 1923, was formally opened and blessed yesterday afternoon by Bishop J. M. Liston, Roman Catholic Co-adjutor Bishop of Auckland.

Father Murphy, priest in charge of the parish, presided, and there was a large gathering of parishioners. The Union Jack figured as a draping of the dais.

The new building, which forms a fine addition to the existing Convent School, conducted by the Sisters of St. Joseph, is a handsome two-storey brick building, with tiled roof. The cost of the new structure is £3200, and of this sum there remains a debt of £1800. The ground floor comprises chapel, reception room and music rooms, besides dining room and kitchen accommodation. On the first floor are the dormitories, sleeping porches, sitting rooms, and sick room. The building will be lit by electric light, and has all modern conveniences. There is a staff of four teachers and a music teacher.

Prior to the erection of the new building tuition at the school was conducted by Sisters of St. Joseph, coming out each day from St. Benedict's Convent. The

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=NZH19240414...> 19/06/2013

architects for the building were Messrs. E. Mahoney and Sons, and the contractors, Messrs. Lee, and Russell.

Bishop Liston said the opening of the convent marked a great day of great joy for the parish, as it meant the coming of the Sisters of St. Joseph into their midst. He traced the growth of the Order of St. Joseph from a small beginning 60 years ago, by Father Tennyson Wood, at Panola, a small town near Adelaide. The motto of the order, "Wherever you see an evil, go out and remedy it," had been well carried out in the caring for foundlings and orphans, the looking after girls out of employment, and the care of poor aged women. When there was a good work to be done they always found that God's hand was not shortened. "The order is teaching to-day about 2600 children in this country of ours, that we all love so dearly," added the Bishop.

Father Hannan, from Adelaide, eulogised the good work of the order in South Australia. Father Goring, recently appointed to Mount Albert, extended his congratulations to the parish.

At the conclusion of the procession the visitors were conducted over the new buildings.

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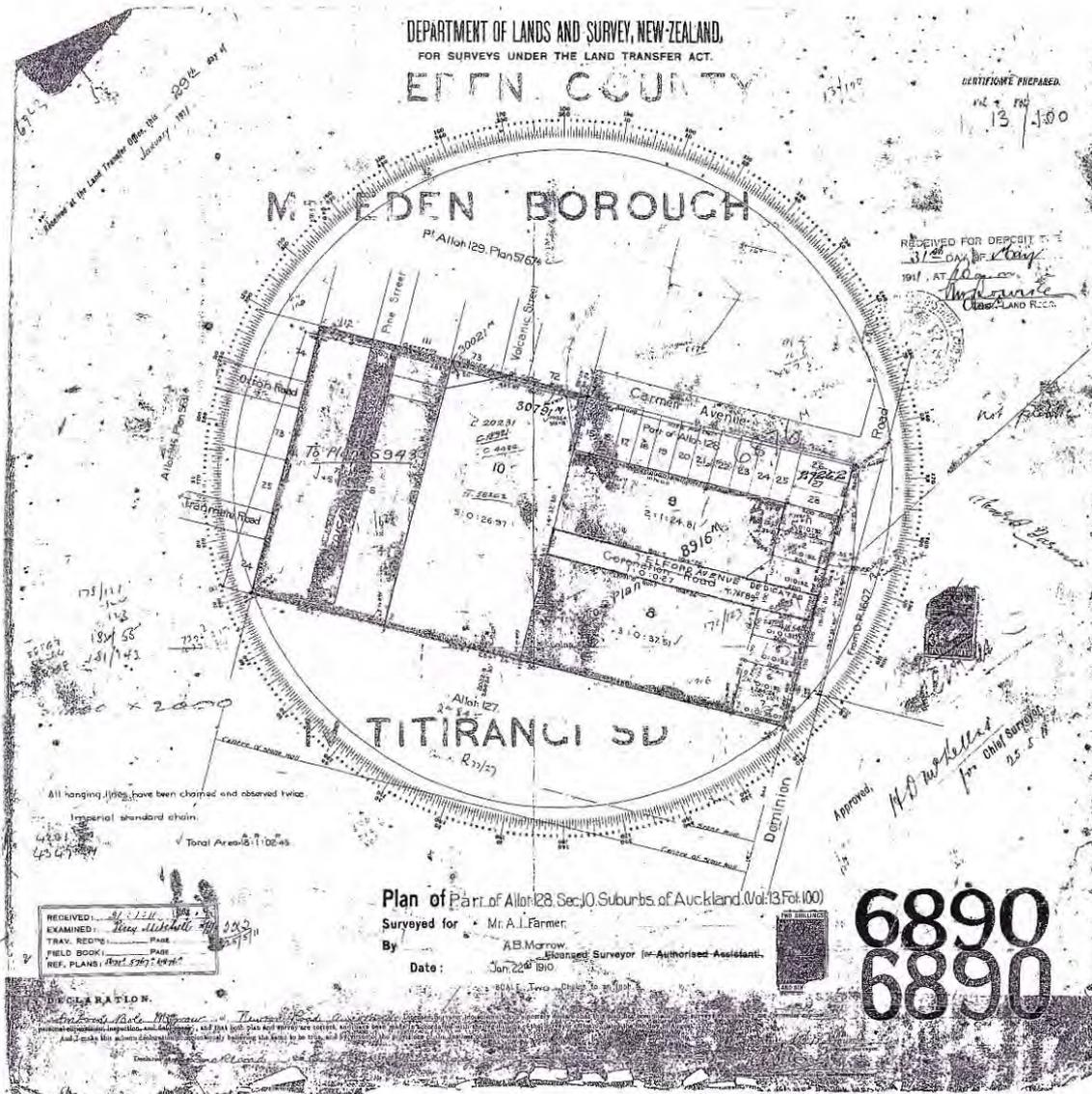
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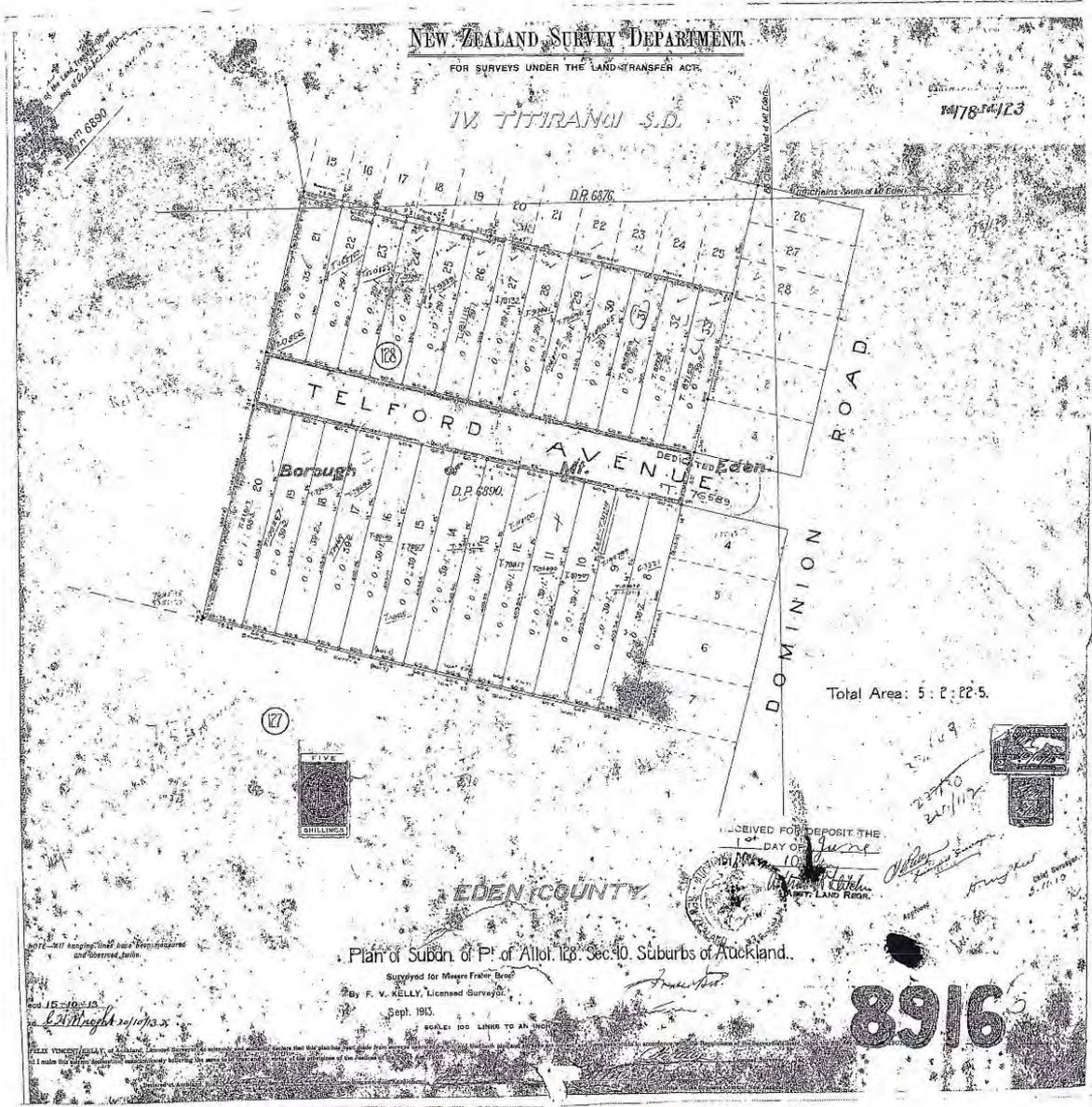
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APPENDIX 3:

Certificates of Title and Deposit Plans

DP 6890





NEW ZEALAND.

A. 100.



CERTIFICATE OF TITLE.

Register Book.

Fol. 13 Folio 100

William Bartley Montgomery of the City of Auckland in the Province of Auckland in the Colony of New Zealand, however as now severed of an estate in fee simple, subject nevertheless to such encumbrances, liens, and interests as are notified by all Her Majesty's writs, letters or instruments hereunto in that piece of land situated on the Banks of Waikamata in the County of Eden in the said Province containing Twenty acres more or less being all that one hundred and twenty eight of Section 100 of the Suburbs of Auckland to the same as delineated by the plan drawn hereunto and edged green and delineated in the public map of the said Suburbs deposited in the office of the Chief Surveyor at Auckland, especially marked the twenty eighth day of June 1876 under the hand of Robert Fitzroy Esquire, Governor of New Zealand to Thomas McCree and Joseph Pettit in witness whereof, I have hereunto signed my name and affixed my seal this ~~fourth~~ ^{fourth} day of September in the presence of

Signature
 in the presence of
 J. J. [unclear]
 the 4th day of September 1876

Signature
 District Survey Register
 of the District of Auckland.



1. Louis Arthur Nathan of the City of Auckland in the Province of Auckland produced and entered his 22nd day of January 1877 at 12 o'clock noon.

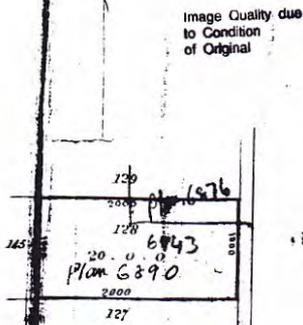
2. Power of attorney N^o 17 from Louis Arthur Nathan to Kawhara & Co. Nathan a provision to Nathan a 15th 1880 at 12 o'clock noon.

3. Discharge of mortgage N^o 100 from James & Co. Nathan above named to William Bartley Montgomery above named a 14th day of July 1880 at 12 o'clock noon.

4. Mortgage N^o 1822 from William Bartley Montgomery above named to James Robert Montgomery above named of Auckland a 14th day of July 1880 at 12 o'clock noon.

5. Mortgage N^o 2266 of 1/2 acre of land in the City of Auckland to James Robert Montgomery above named a 14th day of July 1880 at 12 o'clock noon.

6. Discharge of mortgage N^o 1822 from James Robert Montgomery above named to William Bartley Montgomery above named a 14th day of July 1880 at 12 o'clock noon.



Scale 8 cmt

21578. The withinnamed Edward Albert Amphlett died on the 31st day of January 1896 and Probate of his Will was granted to Harry Blifton Binson of North Sydney in the Colony of New South Wales Ship Agent and Edward Albert Amphlett of Wentworth in the Colony of New South Wales Civil Engineer by the Supreme Court of New South Wales on the 20th day of February 1896 and was revealed by the Supreme Court of New Zealand on the 17th day of April 1896. Entered the 4th August 1896 at 2:30 pm.

WITHDRAWN
 District Land Registrar produced
 entered the 4th August 1896 at 2:32 pm
 19
 Edwin Bamford
 Dist. Land Reg.

~~Transfer No. 32221 Alexander Marie Farmer to Edward Albert Amphlett and Frank Amphlett produced the 27th of November 1908 at 1:14 pm.~~

Transfer No. 48364 Harry Blifton Binson and Edward Albert Amphlett to Alexander Marie Farmer of Auckland and Charlotte K. produced the 27th of November 1908 at 1:12 pm.
 H. J. Reg.

~~Transfer No. 48364 Harry Blifton Binson and Edward Albert Amphlett to Alexander Marie Farmer of Auckland and Charlotte K. produced the 27th of November 1908 at 1:14 pm.~~
 H. J. Reg.

Transfer No. 51562 Alexander Marie Farmer to John Hardley John William Hardley Isaac Skelton Hardley and William Holland Deffen as trustees in equal shares of part produced the 6th April 1911 at 2:10 pm.
 198.121
 Mr Bourke
 Dist. Land Reg.

Transfer No. 51563 Alexander Marie Farmer to William Holland Deffen Isaac Skelton Hardley as trustee in common in equal shares of part produced the 6th April 1911 at 2:10 pm.
 198.122
 Mr Bourke
 Dist. Land Reg.

Transfer No. 48364 Harry Blifton Binson and Edward Albert Amphlett to Alexander Marie Farmer of Auckland and Charlotte K. produced the 27th of November 1908 at 1:14 pm.
 H. J. Reg.

Transfer No. 61208 Alexander Marie Farmer to Gertrude Mary Baker and Marguerite May Luck as part as tenants in common in equal shares produced the 28th August 1911 at 3:10 pm.
 Mr Bourke
 Dist. Land Reg.

NEW ZEALAND.

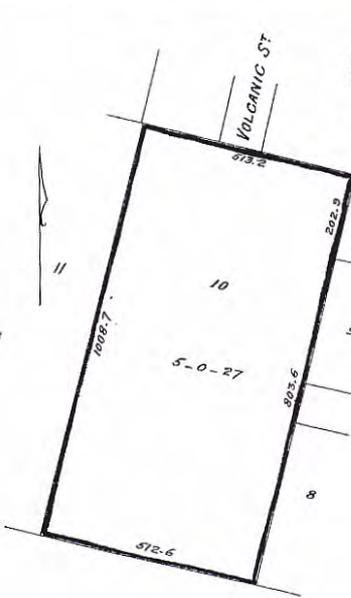
Reference: { Vol. 13, folio 100
Transfer No. 58262



Register-book,
Vol. 178, folio 121

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eight day of March, one thousand nine hundred and seven, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that John Hardley and John William Hardley both of Auckland New Zealand Merchants and Isaac Shelton Hardley and William Holland De Ben both of Auckland aforesaid Settlers are and are to be in common in equal shares 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 indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Four (4) acres and seventy seven (27) perches more or less being Lot 1010 (New) on a plan deposited in the Land Registry Office at Auckland under No 6890 which said parcel of Land is portion of allotment No 128 (one hundred and twenty eight) of Section 500 (one) of the Suburbs of Auckland



Scale - 2 Chains to 1 inch.
F.R.F.



District Land Registrar

Transfer No 69253 John William Hardley to Isaac Shelton Hardley above named of his interest produced 22nd October 1912 at 12 noon

for \$45962 John Hardley, Isaac Shelton Hardley, and William Holland De Ben to Isaac Williams De Ben as tenant for life subject to the mortgage of the land with power to sell and to discharge the mortgage and to give a further mortgage not exceeding 60 years hereunder the 5th day 1915 at 10.15 am

mortgage No 65548 Isaac Williams De Ben to John Hardley, Isaac Shelton Hardley and William Holland De Ben produced the 5th day 1915 at 10.16 am

Transfer No 87260 of mortgage No 65548 John Hardley, Isaac Shelton Hardley and William Holland De Ben to Isaac Williams De Ben produced the 31st August 1915 at 2.15 pm

CANCELLED.

Isaac Williams De Ben

NEW ZEALAND.

Reference: Vol. 178, Folio 121
Transfer No.
Application No.
Order for N/C No. C.4-486.

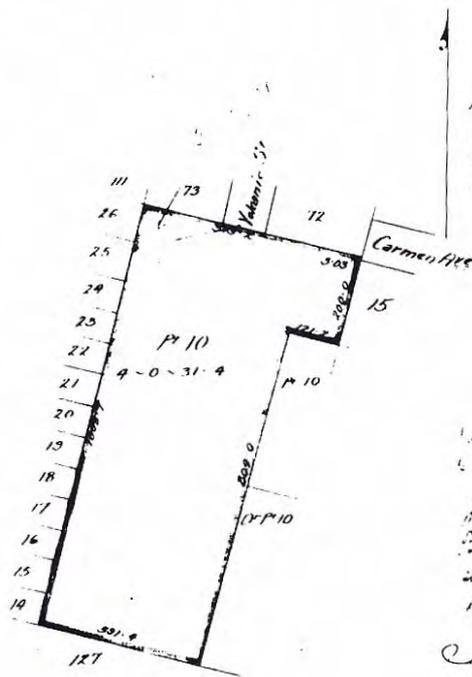


(Office)
Register-Book,
Vol. 360 folio 25

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the TWENTY FIRST day of SEPTEMBER, one thousand nine hundred and TWENTY TWO under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, Witnesseth that HENRY WILLIAM CLEARY, as Roman Catholic Bishop of the Diocese of Auckland,

with power to sell, exchange, mortgage and lease for a period not exceeding 66 years 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, the several admeasurements a little more or less, that is to say: All that parcel of land containing Four (4) acres Thirty one and four tenths (31 4/10) perches more or less situated in the Borough of Mount Eden being part of Lot Ten (10) on a plan deposited in the Land Registry Office at Auckland as No. 689C and being part of Allotment No. 128 of Section No. 10 of the Streets of Auckland.



Scale - 2 chains to an inch

CONTROLLED

District Land Registrar.
Mortgage No. 124605 Henry William Cleary to the Vice President of the Auckland Savings Bank produced 10th January 1923

Mortgage No. 21022 to the Roman Catholic Bishop of the Diocese of Auckland produced 13/12/1910 at 11:30 am

Transfer No. 389059 of the part Lot 1 plan 30021 herein the Roman Catholic Bishop of the Diocese of Auckland, a corporation, sold to the Mayor, Councilors and Burgesses of the Borough of Mount Eden for general Borough purposes produced 13/12/1910 at 11:30 am

Over

REGISTER

(Land and Deeds - 4)
(Form B)

NEW ZEALAND.

Reference: Vol. 178, Folio 121
Transfer No.
Application No.
Order for N/C No. C.4486.



(Office)
Register-book
Vol. 360, Folio 27

360/27

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the TWENTY FIRST day of SEPTEMBER, one thousand nine hundred and TWENTY TWO under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, WITNESSETH that HENRY WILLIAM CLEARY, as Roman Catholic Bishop of the Diocese of Auckland,

with power to sell exchange mortgage and lease for a period not exceeding 66 years 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, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing Two (2) rods and three (3) perches more or less situated in the Borough of Mount Eden, being part of Lot Ten (10) on a plan deposited in the Land Registry Office at Auckland on the 6th day of August 1922, and being part of Allotment No. 129 of Section No. 10 of the Suburbs of Auckland.

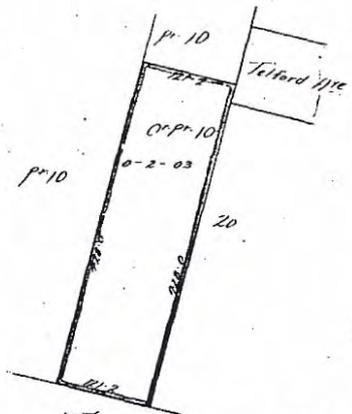
District Land Registrar.

Transfer No 17288 Henry William Cleary as Roman Catholic Bishop of Auckland to Ellen Smyth, Mary Murphy, and Elizabeth Quinlan all of Auckland Spinners produced 1st November 1923 at 11/2000

Mortgage No 110737 Ellen Smyth, Mary Murphy, and Elizabeth Quinlan all of Auckland the President of the American Bankers' Association 5th April 1924 at 11/2000

Transmission 71707 to Ellen Smyth, Mary Murphy and Elizabeth Quinlan as joint tenants entered 13.6.1922 at 2/200

Transfer 512170 the registered proprietors to Anne Ryan of Sydney in her general, Blaise Bridget Nolan, Bridget Nolan, Julia Brennan, Winifred Griffin and Sarah Monaghan all of Auckland members of the religious order known as the Sisters of St Joseph of the Sacred Heart produced 12.6.1922 at 2/200



METRIC AREA IS 2099 m²
2099 L²

Scale: 1 chain to an inch

Over

REGISTER

Transferred to the registered proprietor
of the estate of St Joseph of the Diocese
here (N. 3) June 1978
15/9/1978 at 2.10 o'clock
The and
ack

360/27

360/27

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. Gorman D.L.R.

670401.1 Transfer to The Roman Catholic
Bishop of the Diocese of Auckland -
6.9.1978 at 9.40 o'clock

Gorman
A.L.R.



NEW ZEALAND.

[Form B.]

Reference: Vol. 178, Folio 23
Transfer No. F2013
Application No.
Order for N/C No.



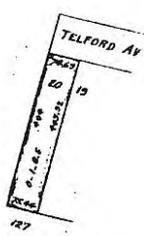
Register-book
Vol. 228, folio 64

228/64

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirty first day of August one thousand nine hundred and fourteen under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that Moss de Jongh of Auckland New Zealand Insurance Agent -

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 (1) rood and eight and one half (1/2) perches more or less being lot No 20 (twenty) on the plan deposited in the Land Registry Office at Auckland under H. 1916 which said parcel of land is portion of C. 110ment No 128 (one hundred and twenty-eight) of Section No 10 (ten) of the Suburbs of Auckland



Scale - 2 Chains
E. R. P.

METRIC AREA IS 1227 m²
1227 m²

Over

J. H. W.
District Land Registrar.
Montgomerie No 62009 M...
David Gollee produced...
19th Dec 1914

Moss de Jongh
No 63957...
22nd December 1914

Transfer No 115693
Moss de Jongh to William...
19th August 1914

Transfer No 21322
Moss de Jongh to...
19th August 1914

Transfer No 215350
Moss de Jongh to...
19th August 1914

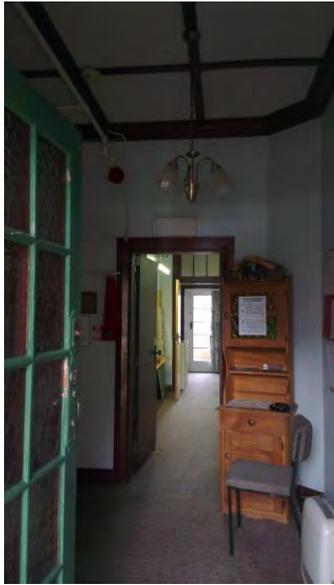
APPENDIX 4:

Photographic Record

Photographs taken on 27 June 2013 by Auckland Council







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Historic Heritage Area Assessment

**Devon Estate Subdivision
Part of Dominion Road, Halesowen Avenue, Calgary Street and
Pine Street Balmoral**



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

Final Historic Heritage Area Assessment

Devon Estate Subdivision

Part of Dominion Road, Halesowen Avenue, Calgary Street and Pine Street, Balmoral

Prepared by Auckland Council Heritage Unit

September 2013 (Final version)

Cover image:

Auckland Council (2013)

1.0 Purpose

The purpose of this document is to consider the area located part of Dominion Road, Halesowen Avenue, Calgary Street and Pine Street Balmoral against the criteria for evaluation of historic heritage contained in the Auckland Council Proposed Unitary Plan. Tangata whenua values have not been evaluated.

The document has been prepared in-house by Tony Barnes, Principal Heritage Advisor North of the Heritage Unit, Auckland Council.

2.0 Identification

Site address	That part of Dominion Road, Halesowen Avenue, Calgary Street and Pine Street Balmoral included in Deposited Plan 17096 of 1923 (Figure 1).
Legal description and Certificate of Title identifier	<p>41 Calgary St, Lot 105 DP 17096 620m2, CT-450/213</p> <p>43 Calgary St, Lot 106 DP 17096 544m2, CT-402/183</p> <p>45 Calgary St, Lot 107 DP 17096 544m2, CT-398/238</p> <p>46 Calgary St, Lot 104 DP 17096 617m2, CT-47A/603</p> <p>47 Calgary St, Lot 108 DP 17096 541m2, CT-400/219</p> <p>48 Calgary St, Lot 103 DP 17096 546m2, CT-461/233</p> <p>49 Calgary St, Lot 109 DP 17096 541m2, CT-884/142</p> <p>50 Calgary St, Lot 102 DP 17096 546m2, CT-429/291</p> <p>51 Calgary St, Lot 110 DP 17096 538m2, CT-409/21</p> <p>52 Calgary St, Lot 101 DP 17096 546m2, CT-405/180</p> <p>53 Calgary St, Lot 111 DP 17096 536m2, CT-409/20</p> <p>54 Calgary St, Lot 100 DP 17096 546m2, CT-431/241</p> <p>55 Calgary St, Lot 112 DP 17096 536m2, CT-434/251</p> <p>56 Calgary St, Lot 99 DP 17096 546m2, CT-405/181</p> <p>57 Calgary St, Lot 113 DP 17096 534m2, CT-401/47</p> <p>58 Calgary St, Lot 98 DP 17096 546m2, CT-422/144</p> <p>59 Calgary St, Lot 114 DP 17096 533m2, CT-398/237</p> <p>60 Calgary St, Lot 97 DP 17096 546m2, CT-410/53</p> <p>61 Calgary St, Lot 115 DP 17096 531m2, CT-400/218</p> <p>62 Calgary St, Lot 96 DP 17096 546m2, CT-91D/558</p> <p>63 Calgary St, Lot 116 DP 17096 531m2, CT-426/218</p>

	64 Calgary St, Lot 95 DP 17096 546m2, CT-406/223
	65 Calgary St, Unit B UP 96898, AU 2 UP 96898, CT-52C/1170
	66 Calgary St, Lot 94 DP 17096 546m2, CT-410/88
	68 Calgary St, Lot 93 DP 17096 546m2, CT - 411/225
	69 Calgary St, Lot 121 DP 17096 523m2, CT-842/161
	70 Calgary St, Lot 92 DP 17096 546m2, CT-411/16
	71 Calgary St, Lot 122 DP 17096 524m2, CT-796/57
	72 Calgary St, Lot 91 DP 17096 546m2, CT-424/44
	73 Calgary St, Lot 123 DP 17096 524m2, CT-1073/128
	74 Calgary St, Lot 90 DP 17096 546m2, CT-58D/406
	75 Calgary St, Lot 124 DP 17096 529m2, CT-398/234
	76 Calgary St, Lot 89 DP 17096 546m2, CT-404/10
	77 Calgary St, Lot 125 DP 17096 531m2, CT-425/92
	78 Calgary St, Lot 88 DP 17096 546m2, CT-668/113
	79 Calgary St, Lot 126 DP 17096 536m2, CT-456/211
	80 Calgary St, Lot 87 DP 17096 546m2, CT-673/249
	81 Calgary St, Lot 127 DP 17096 541m2, CT-477/30
	82 Calgary St, Lot 86 DP 17096 546m2, CT-728/51
	83 Calgary St, Lot 128 DP 17096 546m2, CT-404/241
	84 Calgary St, Lot 85 DP 17096 546m2, CT-398/176
	85 Calgary St, Lot 129 DP 17096 551m2, CT-696/400
	86 Calgary St, Lot 84 DP 17096 546m2, CT-393/18
	87 Calgary St, Lot 130 DP 17096 556m2, CT-464/283
	88 Calgary St, Lot 83 DP 17096 546m2, CT-393/17
	89 Calgary St, Lot 131 DP 17096 559m2, CT-394/186
	90 Calgary St, Lot 82 DP 17096 546m2, CT-391/242
	92 Calgary St, Lot 81 DP 17096 546m2, CT-424/161
	98 Calgary St, Lot 78 DP 17096 546m2, CT-698/58
	727-731 Dominion Rd, PT LOTS 62,63,64 DP 17096 LOT 141 DP 17096, CT-1811/7
	767-771 Dominion Rd, PT LOTS 75-77 DP 17096, CT-1806/24
	45 Halesowen Ave, LOT 35 DP 17096, CT-468/84
	46 Halesowen Ave, LOT 4 DP 17096, CT-427/80
	47 Halesowen Ave, Lot 36 DP 17096 546m2, CT-456/164
	48 Halesowen Ave, LOT 5 DP 17096, CT-401/220
	49 Halesowen Ave, LOT 37 DP 17096, CT-456/212
	50 Halesowen Ave, LOT 6 DP 17096, CT-423/18
	52 Halesowen Ave, LOT 7 DP 17096, CT-97B/230
	54 Halesowen Ave, Lot 8 DP 17096 541m2, CT-603/240
	55 Halesowen Ave, LOT 40 DP 17096 ALLOT 127 SEC 10, CT-50C/754

	<p>58 Halesowen Ave, LOT 10 DP 17096, CT-481/155 59 Halesowen Ave, LOT 42 DP 17096, CT-616/294 60 Halesowen Ave, LOT 11 DP 17096, CT-673/11 61 Halesowen Ave, Lot 43 DP 17096 546m2, CT-608/185 62 Halesowen Ave, LOT 12 DP 17096, CT -677/88 63 Halesowen Ave, LOT 44 DP 17096, CT-466/104 65 Halesowen Ave, LOT 45 DP 17096, CT-466/164 67 Halesowen Ave, Lot 46 DP 17096 546m2, CT-452/26 68 Halesowen Ave, LOT 15 DP 17096, CT-494/292 69 Halesowen Ave, LOT 47 DP 17096, CT-417/73 70 Halesowen Ave, LOT 16 DP 17096, CT-64B/971 71 Halesowen Ave, LOT 48 DP 17096, CT-668/284 72 Halesowen Ave, LOT 17 DP 17096, CT-411/274 74 Halesowen Ave, Lot 18 DP 17096 541m2, CT-667/4 75 Halesowen Ave, Lot 50 DP 17096 546m2, CT-450/59 76 Halesowen Ave, LOT 19 DP 17096, CT-400/220 77 Halesowen Ave, LOT 51 DP 17096, CT-429/266 78 Halesowen Ave, LOT 20 DP 17096, CT-442/218 79 Halesowen Ave, Lot 52 DP 17096 546m2, CT-450/212 80 Halesowen Ave, LOT 21 DP 17096, CT-459/203 81 Halesowen Ave, LOT 53 DP 17096, CT-697/237 82 Halesowen Ave, Lot 22 DP 17096 541m2, CT-414/210 83 Halesowen Ave, LOT 54 DP 17096, CT-459/32 84 Halesowen Ave, LOT 23 DP 17096, CT-426/125 86 Halesowen Ave, LOT 24 DP 17096, CT-459/204 87 Halesowen Ave, LOT 56 DP 17096, CT-31D/762 88 Halesowen Ave, LOT 25 DP 17096, CT-416/115 89 Halesowen Ave, Lot 57 DP 17096 546m2, CT-452/299 90 Halesowen Ave, LOT 26 DP 17096, CT-420/298 91 Halesowen Ave, LOT 58 DP 17096, CT-413/214 93 Halesowen Ave, Lot 59 DP 17096 546m2, CT-675/15 95 Halesowen Ave, LOT 60 DP 17096, CT-679/171 97 Halesowen Ave, LOT 61 DP 17096, CT-680/159 69 Pine St, LOT 1 DP 17096, CT-409/99 71 Pine St, LOT 2 DP 17096, CT-404/184 73 Pine St, LOT 3 DP 17096, CT-702/333</p>
NZTM reference	
Ownership	Two Cheapside Buildings owned by Samson Corporation.
District plan	Auckland Council District Plan - Operative Auckland City - Isthmus Section 1999.
Zoning	Business 1, Residential 6a and Residential 6b in the

	Operative Plan. See diagram.
Existing scheduled item(s)	There are no scheduled buildings in this area, but Cheapside buildings are under evaluation at time of assessment.
Additional controls	Included in Pre-1944 control in draft Unitary Plan consultation document at time of assessment.
NZHPT registration details	No registrations
Pre-1900 site (HPA Section 2a(i) and 2b)	Unknown
CHI reference	No reference.
NZAA site record number	No NZAA number

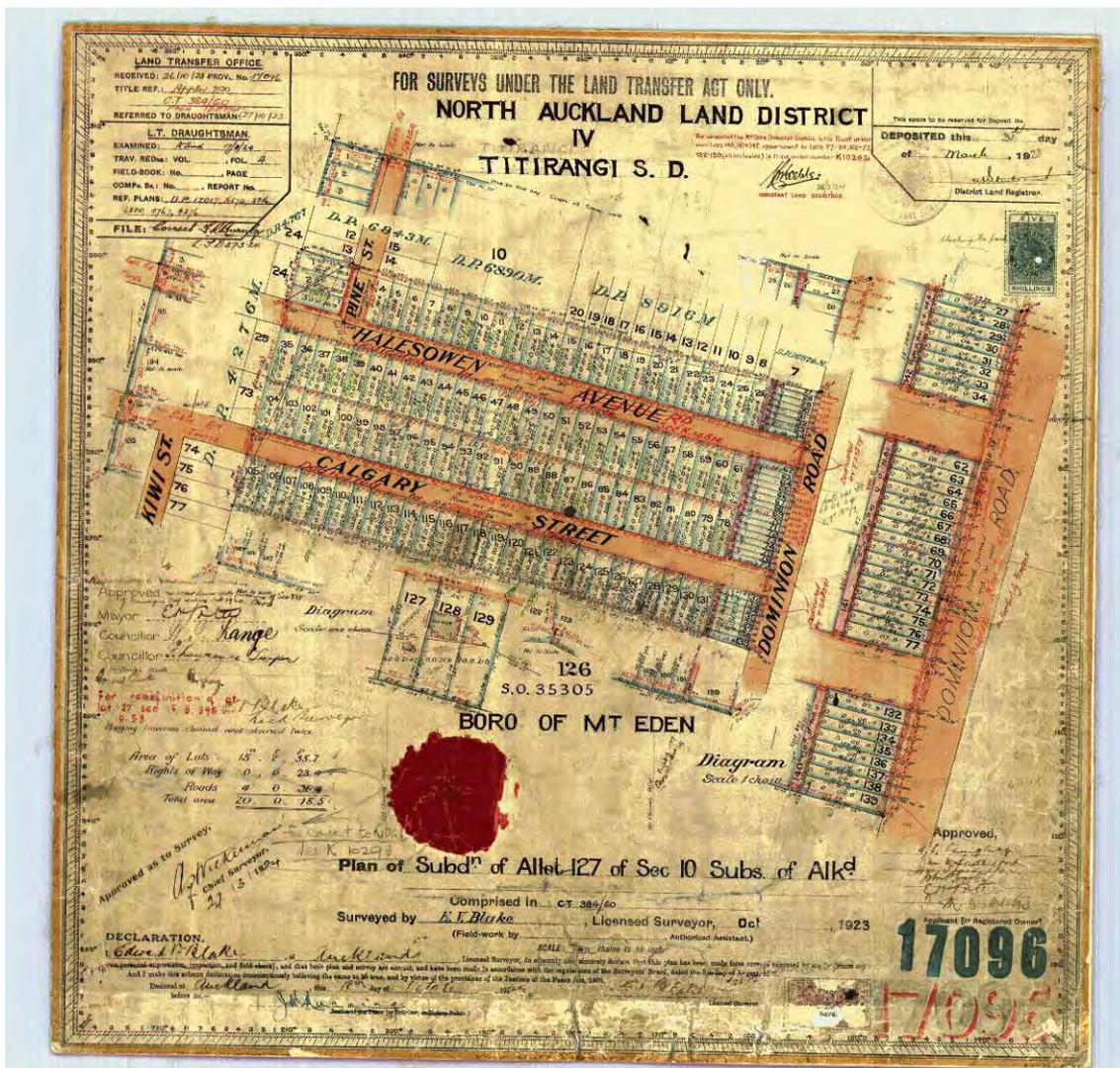


Figure 1: SO 17096 which defines area under consideration.

3.0 Constraints

The area has been physically studied and recorded from the footpath. Individual properties have not been entered. There has been no archaeological assessment or assessment of the significance of the place to Tangata whenua.

The assessment is based primarily on historical information that the Council has obtained as part of the Balmoral component of the assessment of the Eden-Albert area. Historic research has been limited by the time constraints of the project.

4.0 Historical summary

From north to south, Dominion Road reflects the progressive suburban development which occurred between the late 19th Century (typically seen at the city end) and the Post-War period at the southern end. Just before the First World War, a residential building boom saw the construction of many houses in the Balmoral area, both north and south of what is Balmoral Road, corresponding to the extension of the tram lines from the city. This is evidenced today by the profusion of transitional villas in the streets close to Balmoral Road.

In Balmoral, the progress of subdivision and suburban development continued southwards after the First World War ended. As part of this wider pattern, the eastern end of Halesowen Avenue and Calgary Street, as well as the southern part of Pine Street, was subdivided for a syndicate of investors known as the Victoria Estate Syndicate in 1923-4, and became known as the 'Devon Estate'. The Victoria Estate Syndicate had been active since at least 1910, when it had developed the Victoria Estate on the corner of Balmoral Road and Dominion Road¹.

At the time of the subdivision of the Devon Estate it was comprised of prominent citizens of the time including Andrew Clarke Caughey of well-known drapery firm Smith & Caughey, Ernest Herbert Potter, owner of china merchants Tanfield Potter & Co Ltd, property developer and Mayor of Mount Eden Borough, and John Wisdom Shackelford, former Mayor of Mount Eden Borough. E.H. Potter, J.W. Shackelford and JP Hooton elected to the Mount Eden Borough Council in 1917. Less prominent syndicate members included Herbert Wayne Smeeton, John Peter Hooton and Harold Wallis Shackelford².

Many of the lots of the Devon Estate sold in the 1920s, and most were occupied by 1940. Deposited Plan 17096, signed by Mount Eden Mayor E. H. Potter (also a member of the Victoria Estate Syndicate) shows a house and an outbuilding to the south-west, indicating that this was the original house on the lot and oriented towards Dominion Road. In 1924 prominent architect Arthur Sinclair O'Connor designed additions and alterations to the 'old homestead', which appears to have been rotated to fit the dimensions of its new lot, placed on new foundations, and also stylistically updated. The actual age of this house, which can be seen at 83 Calgary Street, is betrayed by wide

¹ Papers Past: Auckland Star 29 November 1910

² Certificate of Title 384/60

weatherboards which largely fell out of use as the Kauri resource dwindled in the previous decade³.

New public roads were vested in the Mount Eden Borough Council on 13 March 1924. The first sale lot sold was to Cuthbert Henry Adams and Charles Percy Hine, in a transfer dated 17 April 1924. Like some other purchasers, this partnership went on to purchase a number of lots. Sales continued apace until 1930, by which time the majority had been sold. Then followed a five year hiatus in sales, reflecting the depth of the depression that unfolded through the early 1930s. Only one lot sold in 1930, and one part lot and right of way in 1931. A new title reflecting the residue of unsold lots was created on 28 June 1935, reflecting the change in syndicate members, including heirs of the original members. Very few lots remained when this title was cancelled twenty years later⁴.

Between the first sales in the subdivision in 1924 and 1940, when public attention had largely turned to the war effort and related public works, most residential sites on the Devon Estate were developed. Accordingly the predominant house style was that of the bungalow that typified the period. Like other Interwar suburbs, the 'Californian Bungalow' was typical in the 1920s houses, but increasingly a more 'English' style was adopted in the 1930s, often with hipped roof forms rather than gabled roof forms. From the end of the 1930s the influence of the Art Deco style became evident in the subdivision. In this sense the development of the Devon Estate was not dissimilar to the surrounding Inter-War residential development, with some exceptions. The Devon Estate was developed slightly later than the parts of Halesowen Avenue and Calgary Street closer to Sandringham Road, the villas and transitional villas seen closer to Sandringham Road do not feature on the Devon Estate. Similarly, with most sites occupied by the late 1930s, there was little opportunity for the type of State housing that featured prominently to the south in streets such as Lambeth Road and Kiwitea Street.

The lots facing Dominion Road have a similar depth but approximately half the width of those facing the side streets. These lots are scaled for the construction of individual shops or clusters of shops, with rear access provided by a service lane. Three of these lots were developed by the Victoria Estate Syndicate as a two storey building traversing the three lots end north of Calgary Street, to a design by Arthur Sinclair O'Connor, and named 'Cheapside', and another three on the north-eastern corner of the block in a near mirror image of the overall design, using different detailing. The name 'Cheapside' was used again.

³ Council plan record reference B/1924/658

⁴ Certificate of Title 384/60

5.0 Physical description

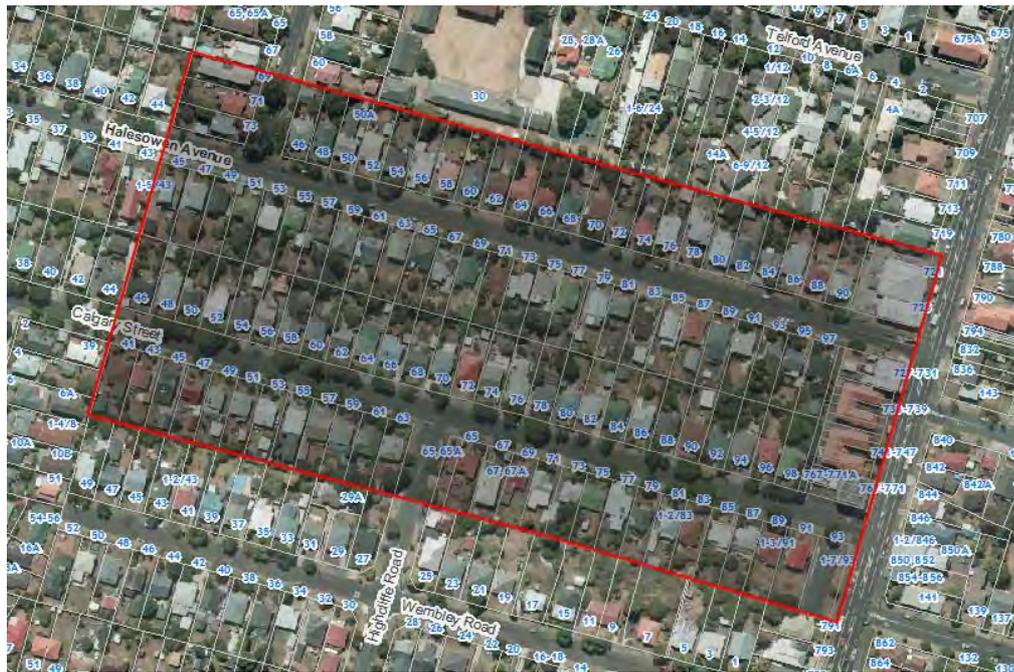


Figure 2: Area boundary

The development on the Devon Estate is in many ways similar to the surrounding context on the western side of Dominion Road. The Cheapside Buildings (Figure 2) are local landmarks in their own right and as a pair. These buildings are stylistically distinctive in the context of Dominion Road as very exuberant (to the point of being almost fanciful) in their design approach, in contrast to some of the more sober examples in free classical or stripped classical idiom. The fine grain of development that would normally have been expected for the narrow lots facing Dominion Road is less apparent in the surrounding Post-War buildings fronting Dominion Road.

Deriving largely from the second half of the 1920s, the residential development on the Devon Estate followed the stylistic preferences of the time, whereby the 'Californian Bungalow' became the style of choice. Many of these were small cottages with a similar plan to the villas they replaced, with a limited relationship to the Bungalow style developed on the West Coast of the United States. Unlike their substantial, spacious and highly crafted North American precursors, the vast majority of bungalows constructed after the Great War were built to rudimentary designs which demonstrate the hand of the builder rather than an architect or even an architect's standard plan book. The resulting houses were small, cellular structures, sometimes with only one or two bedrooms, complemented by a 'sleeping porch'. While a sleeping porch was commonly a feature of more substantial houses to allow residents to obtain the putative benefits of sleeping in the fresh air, in very small bungalows it was little more than a euphemism when applied to an entrance porch with barely room for a bed. What these small bungalows did share with their larger cousins were low pitched roof forms, casement windows, timber construction (including the use of shingles) and in most cases a degree of asymmetry in external form.

In the 1930s the houses constructed showed some development of the style which included a slow move away from the 'crafted' appearance. At the same time, other styles such as Art Deco and English Cottage appeared, in pure form or as more subtle influences within the design of houses that remained clearly in the bungalow tradition. The English cottage style was frequently adopted by

architects who had visited England during their war service in the Great War, or undertaken training in England immediately afterwards. Meanwhile, the vast majority of house designs were undertaken by the builders themselves, imposing the new bungalow appearance on a plan not dissimilar to the small transitional villas of the immediate Pre-War period, by which time the innovation of the side entrance (which allowed the two front rooms to occupy the entire front façade of a house) was coming into use in some larger examples.

Like most of the housing built in the Inter-War period, typically the houses on the Devon Estate were originally single-storied and of light timber construction in a bungalow style. Some basement and attic development has taken place in more recent years, but the essential character has in most cases been largely retained. Importantly, there is almost a complete absence of infill housing in the subject area.

With the notable exception of the Cheapside buildings, most of the Devon Estate sites fronting Dominion Road were not developed in the Pre-War period. While some of these buildings reflect a traditional design approach typical of the years immediately following the Armistice, others are more obviously 'modern' and date from the later decades of the 20th Century. This has led to a streetscape which is not particularly coherent in architectural terms, but which is not atypical of Dominion Road.

The western end of Halesowen Avenue and Calgary Street can be considered to be a modest expression of the Inter-War Garden Suburb. There are generous grass berms and relatively narrow carriageways. The presence of street trees, particularly the larger examples in Calgary Street, reinforces this character. Additionally, most of the frontages remain visually open and some early boundary treatments remain.

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 Devon Estate was developed by the Victoria Estate Syndicate, an entity which had been active since the subdivision of the Victoria Estate (immediately north of Balmoral Road) in 1910. Research has confirmed that the Victoria Estate Syndicate had very strong local connections at the time the Devon Estate was subdivided in early-mid 1920s. At that time the syndicate was comprised of prominent citizens including Andrew Clarke Caughey of well-known drapery firm Smith & Caughey, Ernest Herbert Potter, owner of china merchants Tanfield Potter & Co Ltd, property developer and Mayor of Mount Eden Borough, and John Wisdom Shackelford, former Mayor of Mount Eden Borough. E.H. Potter, J.W. Shackelford and JP Hooton were elected to the Mount Eden Borough Council in 1917. Less prominent syndicate members included Herbert Wayne Smeeton, John Peter Hooton and Harold Wallis Shackelford. The Victoria Estate Syndicate had been active elsewhere in Balmoral ten years earlier.

The area reflects the social patterns and approach to residential development and domesticity in the period between the wars. The place and most of its

buildings reflect patterns of development (in turn a reflection of family life) associated with the Inter-War period from which it derives, in terms of lot size and proportions, housing styles, and the presence of two commercial/residential buildings in key locations. The housing styles and site layouts reflect the diminishing importance placed a strong relationship between the front door and the street. It is therefore representative of development of the period.

The Devon Estate hosted a more modest approach to residential development than some contemporaneous 'Garden Suburb' residential development in suburbs such as Epsom and parts of Mount Eden. The development is a representative example of a Garden Suburb development from the Inter-War period. The New Zealand expression of the Garden Suburb was derivative of the English and American approaches to suburban development for the preceding decades, and was frequently supported by the roll-out of an affordable tram service. This ease of movement allowed more liberal use of land than was common in the denser 'walking suburb' that the 'tram suburb' replaced. (The term 'Garden Suburb' was used for marketing some early subdivisions, and in relation to the part of Orakei developed for State housing in the Inter-War period. It now tends to be applied retrospectively to describe the Inter-War suburbs with generous building setbacks, the prioritisation of soft landscaping over hard landscaping, and extensive plantings including mature trees. There is no evidence it was ever used in relation to marketing of the Devon Estate.)

In the case of the Devon Estate the lot sizes are significantly smaller than many contemporaneous examples, being typically 550 square metres or less (approximately half the lot area seen elsewhere). This area is therefore a good representative example of the type of residential development commonly undertaken in the southern area of Mount Eden (including Balmoral) in the Inter-War period, in which the 'Garden Suburb' ethos is demonstrated on a more modest scale.

The retention of the existing homestead, in an updated and reoriented form is also an interesting aspect of the Devon Estate development, possibly reflecting an ethic of thrift by the developers. Such an approach within a new subdivision today would be less likely in favour of a perceived continuity of new development.

A special aspect of the Devon Estate development was the provision of the two Cheapside Buildings, each including three shops. Surviving plans for one of the blocks (on the corner of Calgary Street) indicate access to the private residences through each of the shops, but a door to Calgary Street also allowing for the possibility of separate letting of the larger three bedroom apartment at the south end. The provision of rental shops as part of the development could be regarded as forward looking in an era when daily visits to the butcher, baker and grocer were a part of life in the absence of domestic refrigerators, or alternatively a canny eye for an ongoing business opportunity. The Victoria Estate syndicate held the Cheapside buildings as rental investments until 1960. Although the ownership of these buildings has changed twice since, they remain a rental investment.

Historically the subject area is assessed as having *considerable local historical significance* as a reflection of development of Balmoral as a 'tram suburb' and for the prominent citizens involved in the process, especially those involved in local public affairs.

(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 area has been identified for assessment by the Eden-Albert Local Board on account of its originality and ability to demonstrate typical local development patterns of the Inter-War period

In terms of social values the subject area is considered to have *moderate local social significance*.

(c) Tangata whenua

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

Mana whenua values have not been assessed.

(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 research process undertaken prior to this evaluation has been useful, and has led to an understanding that could be reflected in interpretative material. There is also potential for additional research (using the relatively complete building records that exist for this area) to understand the role of builders, speculators and owners in creating the pattern of development we see today, as well as the economic and social backdrop. The relative intactness of the original development would be of particular assistance.

The potential to provide knowledge is assessed to be of *moderate local significance*.

(e) Technological

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

The construction methods and materials used in buildings in the subject area is typical of similar buildings of their respective areas and not exceptional or remarkable. They are however good representative examples of construction techniques, crafting and materials used in the era.

The area is assessed to be of *moderate local significance* in this regard.

(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 development in this area is a good and relatively intact representative example of an area largely developed in the Inter-War area, in respect of both the housing stock and the pair of Cheapside Buildings.

The Cheapside buildings show a high level of crafting in the decorative elements in solid plaster. These buildings are significant examples of their type in the context of Dominion Road as a whole.

The Cheapside Buildings were to the design of prominent Auckland Architect Arthur Sinclair O'Connor. He also designed the alterations to the original homestead on the subdivision, which can still be seen (in a further altered form) at 83 Calgary Street. O'Connor had previously designed the Courtville Apartments for a partnership including Ernest Herbert Potter.

It is unlikely that architects were involved with the design of many of the other houses in the area, although the Council holds plans for the construction of a one bedroom house in Halesowen Avenue, dated 1940, which record the architect as Llewellyn Piper. Typically in this era plans were drawn by the builders erecting the houses or plan companies that adapted standard plans. This is borne out by the plan records which remain.

The area is assessed to be of *considerable local significance* in this regard.

(g) Aesthetic

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

The Cheapside Buildings are well-known landmarks on Dominion Road. They are notable for their two-storey (plus basement) construction, which is rare outside of the clusters at nodes such as Mount Albert Road and Balmoral Road, as well as their style and intricacy.

The residential development on the balance of the subdivision largely reflects, modest examples of the stylistic preferences of the Inter-War period, as well as approaches to site layout and landscaping reflecting the way of life of the time. The relative rarity of infill housing on the former Devon Estate has enabled the original aesthetic to be largely retained.

Most of the residential lots retain relatively open frontages, and some retain period street boundary treatments such as low walls using precast concrete blocks mimicking stone, similar to those produced in Mount Eden by Cowperthwaite. Generous grass berms including trees (which have attained a considerable size in Calgary Street) also reinforce the Inter-War Garden Suburb aesthetic.

The area is assessed to be of *considerable local significance* in this regard.

(h) Context

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

The Cheapside Buildings are an important component of the streetscape of Dominion Road. Similarly, the associated residential development contributes strongly to an area of largely Inter-War housing in the Balmoral/Sandringham area.

The area is assessed to be of *considerable local significance* in this regard.

7.0 Statement of significance

The Devon Estate subdivision is a relatively intact and representative example of an Inter-War suburban development. The development was undertaken by a syndicate or investors known as the Victoria Estate Syndicate, which had been active since at least 1910. It included prominent citizens such as Ernest Herbert Potter, Mayor of Mount Eden at the time the subdivision was launched, John Wisdom Shackelford, former mayor of Mount Eden and Andrew Clarke Caughey. The syndicate exploited the increasing development pressure in the area, initially close to the tram terminus at Balmoral Road (as it was in 1910) and later further south at the Devon Estate, as the roll-out of the tramline supported the creation of the 'tram suburbs'.

Although not overtly promoted as such, it is a modest example of the New Zealand Garden Suburb typology, which itself is derivative of English and American approaches to suburban development. In the defined area, which matches the footprint of the original subdivision, there is a predominance of period houses, the majority of which date from the 1920s. Housing styles represented are typical of the period and the level of alteration and infill development is very modest. Most frontages retain their original open character, and some early front boundary treatments remain. The presence of street trees, especially the larger examples in Calgary Street, as well as the generous grass berms, reinforces the established landscape character.

Marking the presence of the former Devon Estate as it abuts Dominion Road, and complementing the value of its early residential development are the Cheapside buildings, each containing three shops. These landmark buildings contribute strongly to the historic character of Dominion Road, and have been assessed as having sufficient values to be scheduled in Category B.

The combination of period residential and period commercial development associated with the development syndicate, the prominence of some syndicate members, and the ability to demonstrate development patterns of the Inter-War era is of particular value, render the former Devon Estate a place of *considerable local significance*.

8.0 Extent of the place for scheduling

In accordance with the assessment undertaken above it is recommended that the entire area originally developed as the Devon Estate is identified as a Historic Heritage Area. This is shown on the original survey plan SO 17096 in

Figure 1, and corresponds with the area outlined in Figure 2 (Section 4.0 Physical Description above and the recommendation below).

9.0 Recommendations

It is recommended that the area originally developed as the Devon Estate (as shown in Figure 2 above and copied below) is identified as a Category B Historic Heritage Area, based on its considerable heritage values.



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	Moderate	Local
C- Tangata Whenua	Not assessed	
D- Knowledge	Moderate	Local
E- Technological	Moderate	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place
B	(a), (f), (g) and (h)	Boundaries as defined in section 8

Author: Tony Barnes

Date: September 2013

Reviewer
Elizabeth Pishief

Date
27 September 2013

Appendix 1 Historic research

Chronology of Events on which Historic Summary is based:

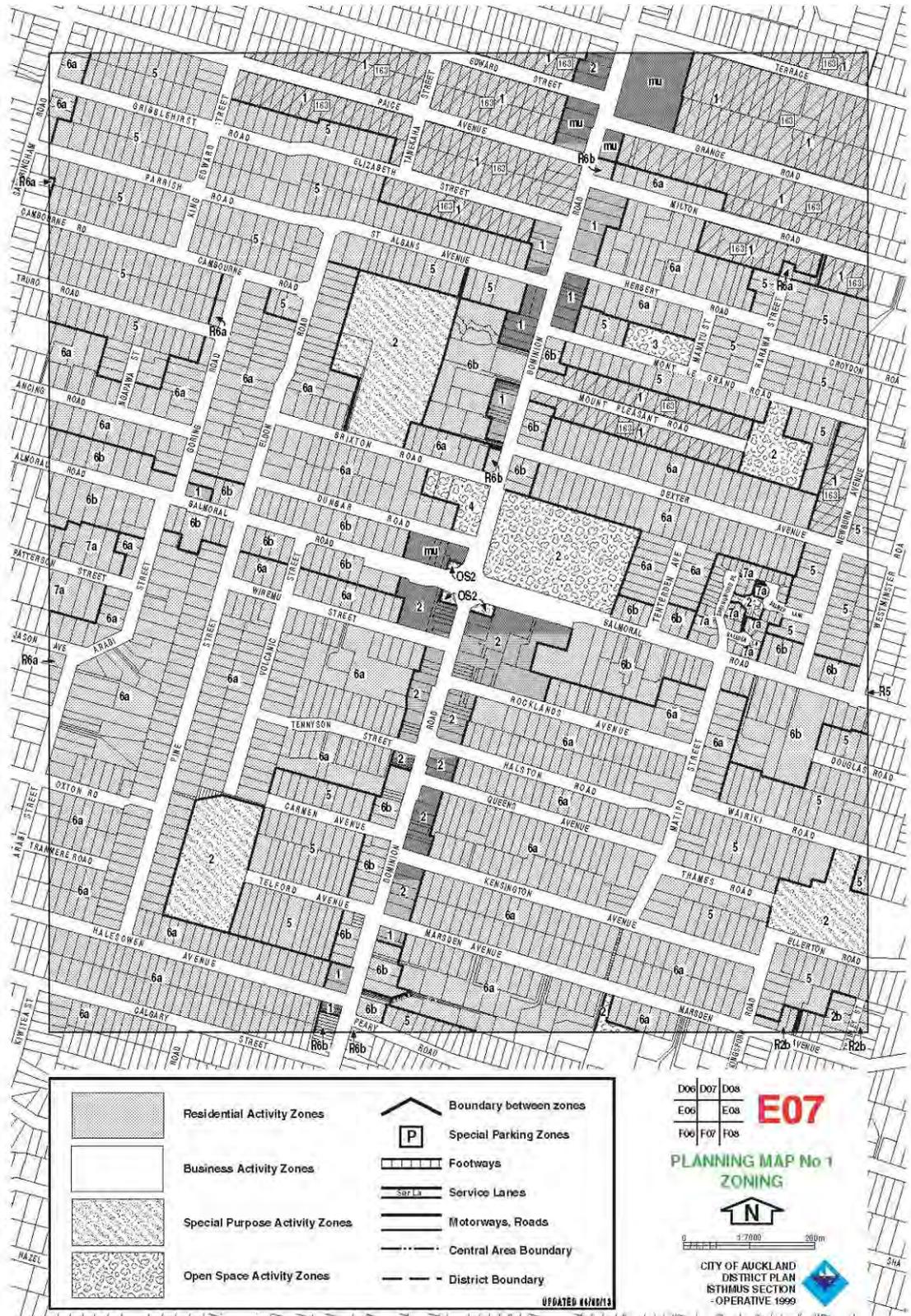
Date	Event	Reference
24 October 1910	Advertisement for sale of 78 lots on Victoria Estate, including all lots facing Dominion Road.	Papers Past: Auckland Star 24 October 1910
28 November 1910	Mount Eden Borough Council meeting decided to reply to an application by the Victoria Estate Syndicate, stating that footpaths were not sufficiently constructed to be tarred and sealed.	Papers Past: Auckland Star 29 November 1910
7 December 1923	Title issued in respect of site of Devon Estate Subdivision.	Certificate of Title 384/60
13 March 1924	Roads vested in Mount Eden Borough Council	Certificate of Title 384/60
27 March 1924	Chief Land Surveyor approves subdivision plan SO 17096 relating to C/T 384/60.	SO 17096
12 April 1924	First transfer of lots to other owners recorded.	Certificate of Title 384/60
30 June 1924	Application to Mount Eden Borough Council for Building Permit	Council plan record reference B/1924/658
1926	Construction of Cheapside Buildings	Date on building façade.
5 February 1960	Disposal of Cheapside Buildings by syndicate members at that time.	NA 1145/20



1940 Aerial (Auckland Council)

Appendix 2 Supplementary research

Auckland Council District Plan (Isthmus section) - Zoning





E07

D06	D07	D08
E06	E08	
F06	F07	F08

**PLANNING MAP No 2
ADDITIONAL LIMITATIONS**

0 1:7000 200m

**CITY OF AUCKLAND
DISTRICT PLAN
ISTHMUS SECTION
- OPERATIVE 1999**

	Reference Numbers		Archaeological and Geological Features		Interchange Control Areas
	Designated Works		Archaeological Feature only		Pedestrian Malls
	Additional Development Controls		Geological Feature only		Footways
	Former Landfill Areas		Maori Heritage Sites		Service Lanes
	Sites subject to both Retail Frontage and Verandah Controls		Significant Ecological Areas		Local Roads
	Sites subject to Verandah Control only		Cliffline Tree Amenity Area		Collector Roads
	Special Yard Requirement		Tamaki Drive Scenic Way		District Arterial Roads
	Buildings, Objects or Places		Protection of Sunlight Admission Control to Broadway		Regional Arterial Roads
	Trees (singular)		Building Line Restrictions		Strategic Routes
	Groups of trees (two or more)		Vehicular Access Restrictions		District Boundary
			Central Area Boundary		All public roads are subject to designation B03-04

UPDATED 25/02/13



Refer to Plan Modification 339

	Reference Numbers		D09-34 View Protection - Newmarket Viaduct Affected Areas - Harbour & Gulf
	H05-04 Airport Approach Height Control		E05-29 View Protection - Volcanic Cones Affected Areas
	B04-01 Coastal Management Area		H09-13 View Protection - Onehunga Motorway Affected Areas
	B09-01 View Protection - War Memorial Museum Affected Areas		Footways
	D09-33 View Protection - Newmarket Viaduct Affected Areas - Mt Hobson		Service Lanes
			District Boundary

UPDATED 06/05/13

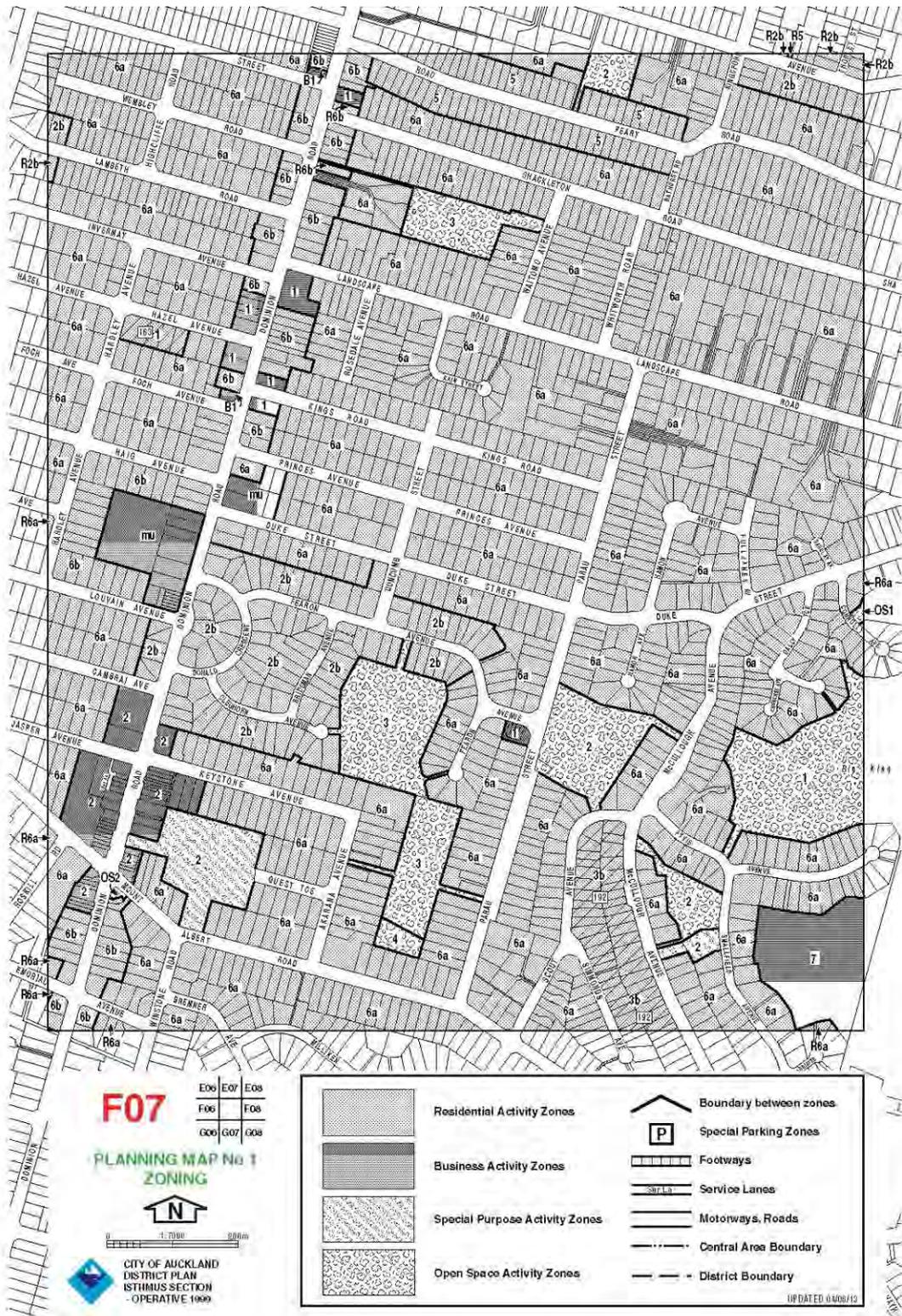
D06	D07	D08	E07
E06	E08		
F06	F07	F08	

**PLANNING MAP No 3
ADDITIONAL LIMITATIONS**

N

0 1:7000 200m

CITY OF AUCKLAND
DISTRICT PLAN
ISTHMUS SECTION
- OPERATIVE 1999





	Reference Numbers		Archaeological and Geological Features		Interchange Control Areas
	Designated Works		Archaeological Feature only		Pedestrian Malls
	Additional Development Controls		Geological Feature only		Footways
	Former Landfill Areas		Maori Heritage Sites		Service Lanes
	Sites subject to both Retail Frontage and Verandah Controls		Significant Ecological Areas		Local Roads
	Sites subject to Verandah Control only		Cliffline Tree Amenity Area		Collector Roads
	Special Yard Requirement		Tamaki Drive Scenic Way		District Arterial Roads
	Buildings, Objects or Places		Protection of Sunlight Admission Control to Broadway		Regional Arterial Roads
	Trees (singular)		Building Line Restrictions		Strategic Routes
	Groups of trees (two or more)		Vehicular Access Restrictions		All public roads are subject to designation B03-04
			Central Area Boundary		District Boundary

UPDATED 26/02/13

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G06	G08		

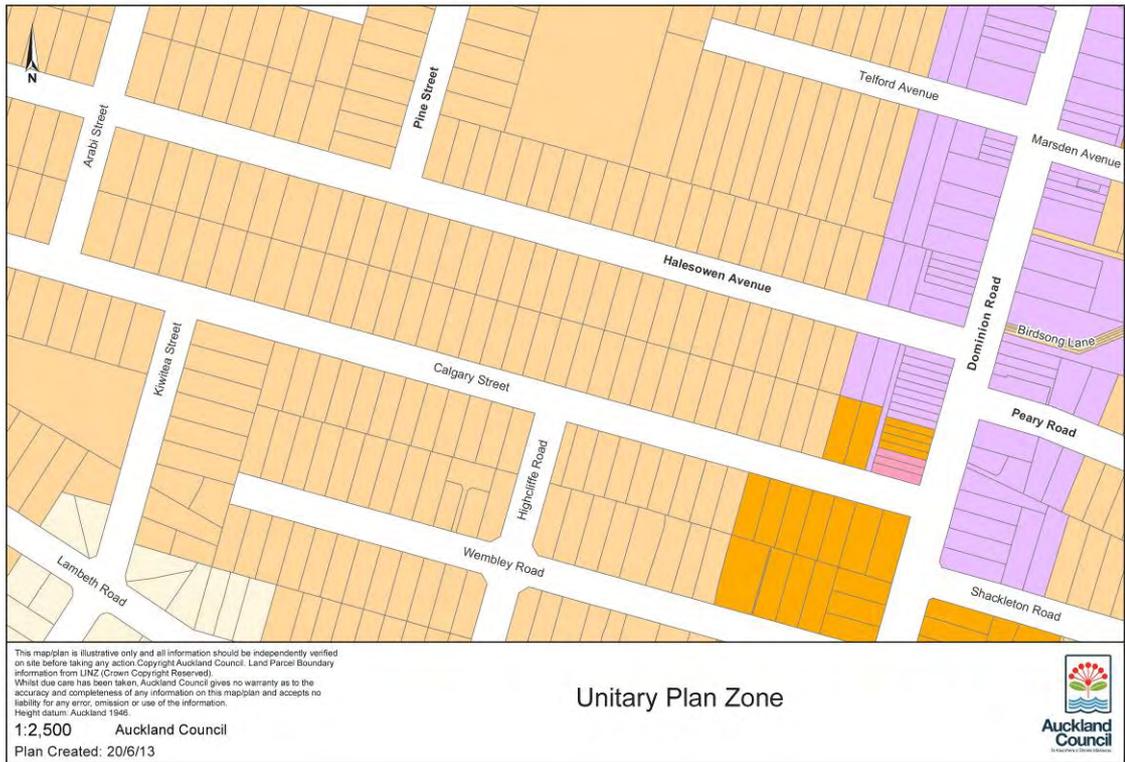
PLANNING MAP No 2
ADDITIONAL LIMITATIONS

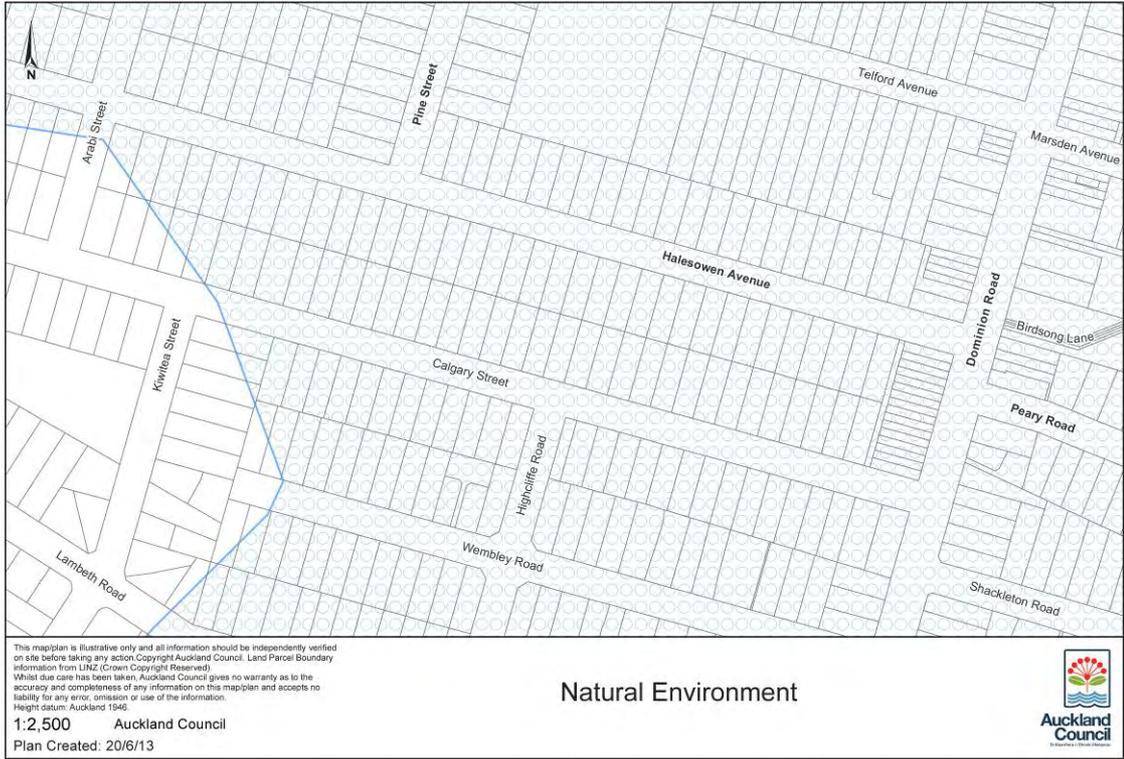
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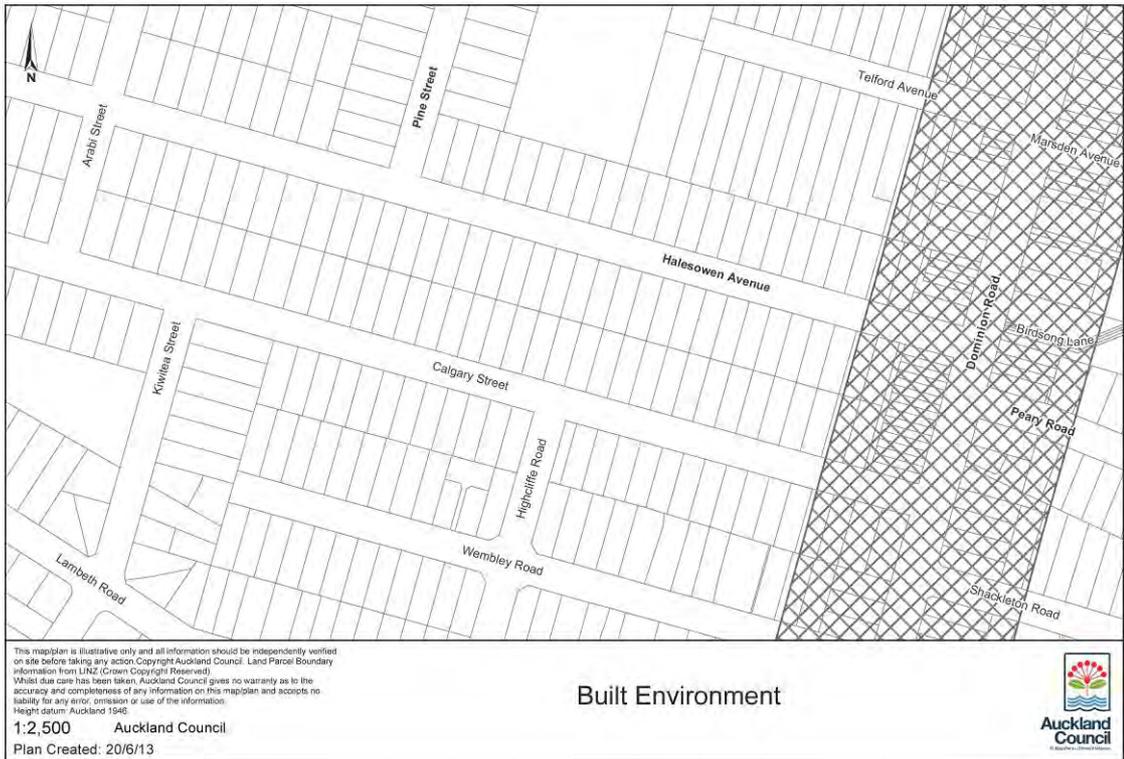
CITY OF AUCKLAND
 DISTRICT PLAN
 ISTHMUS SECTION
 - OPERATIVE 1999

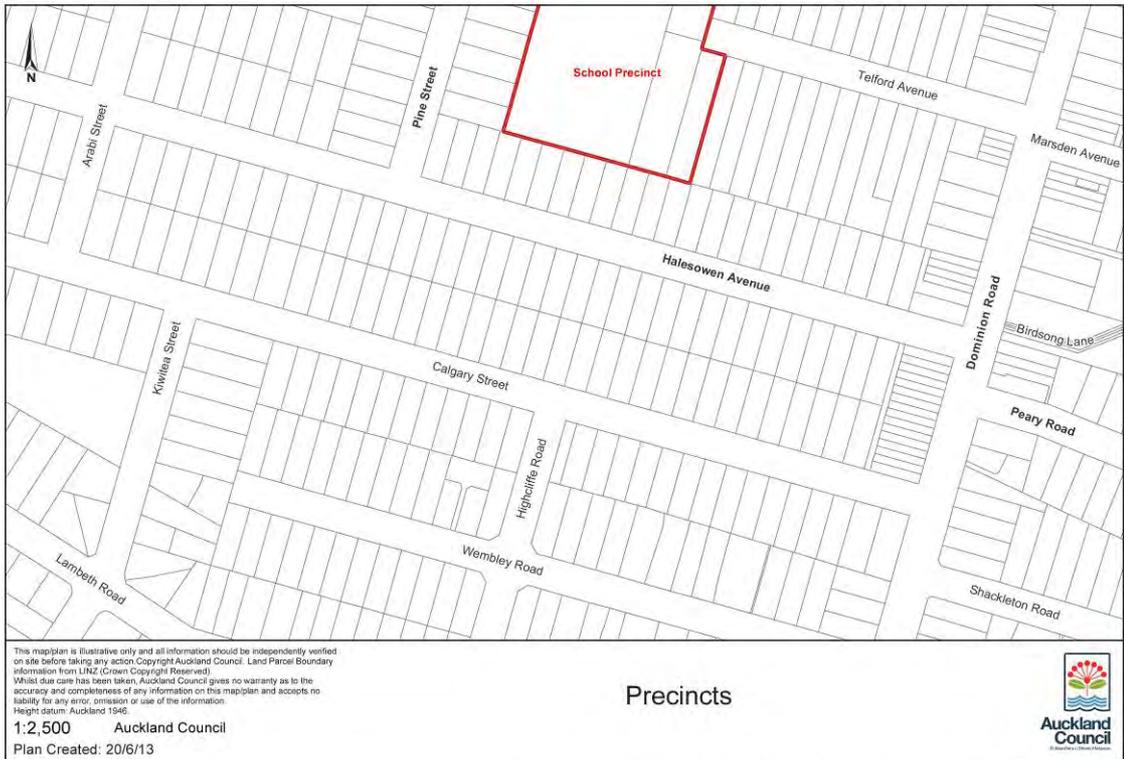
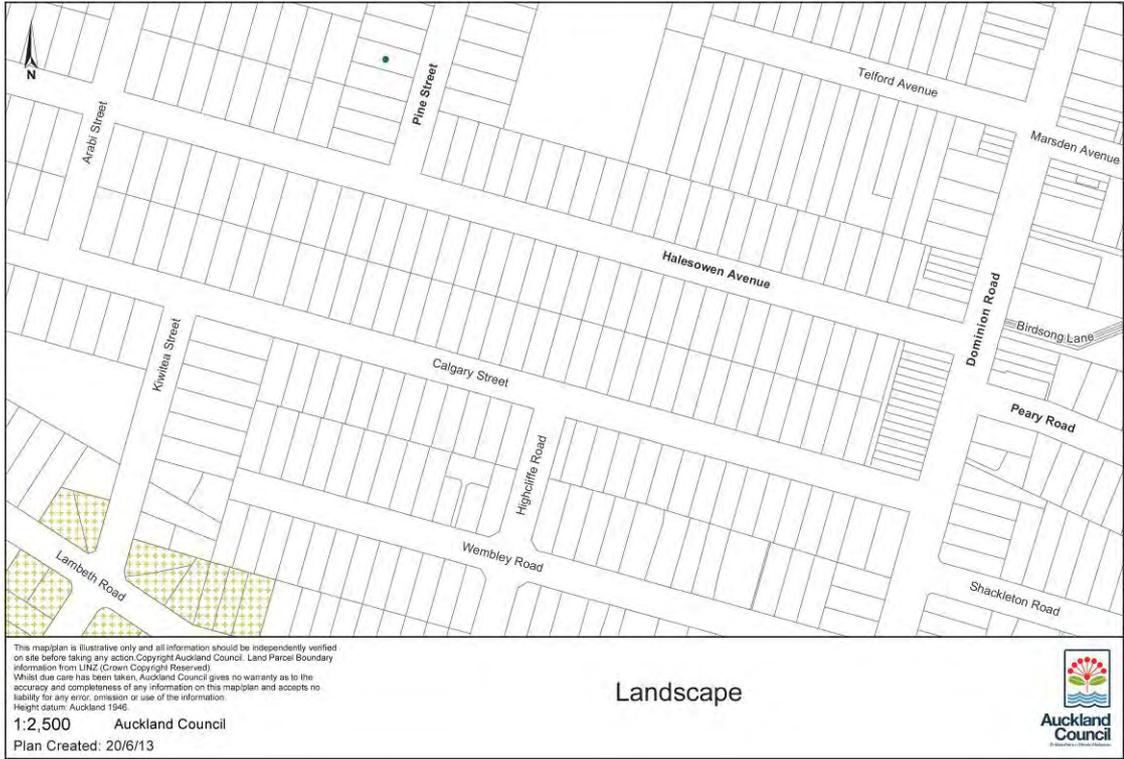


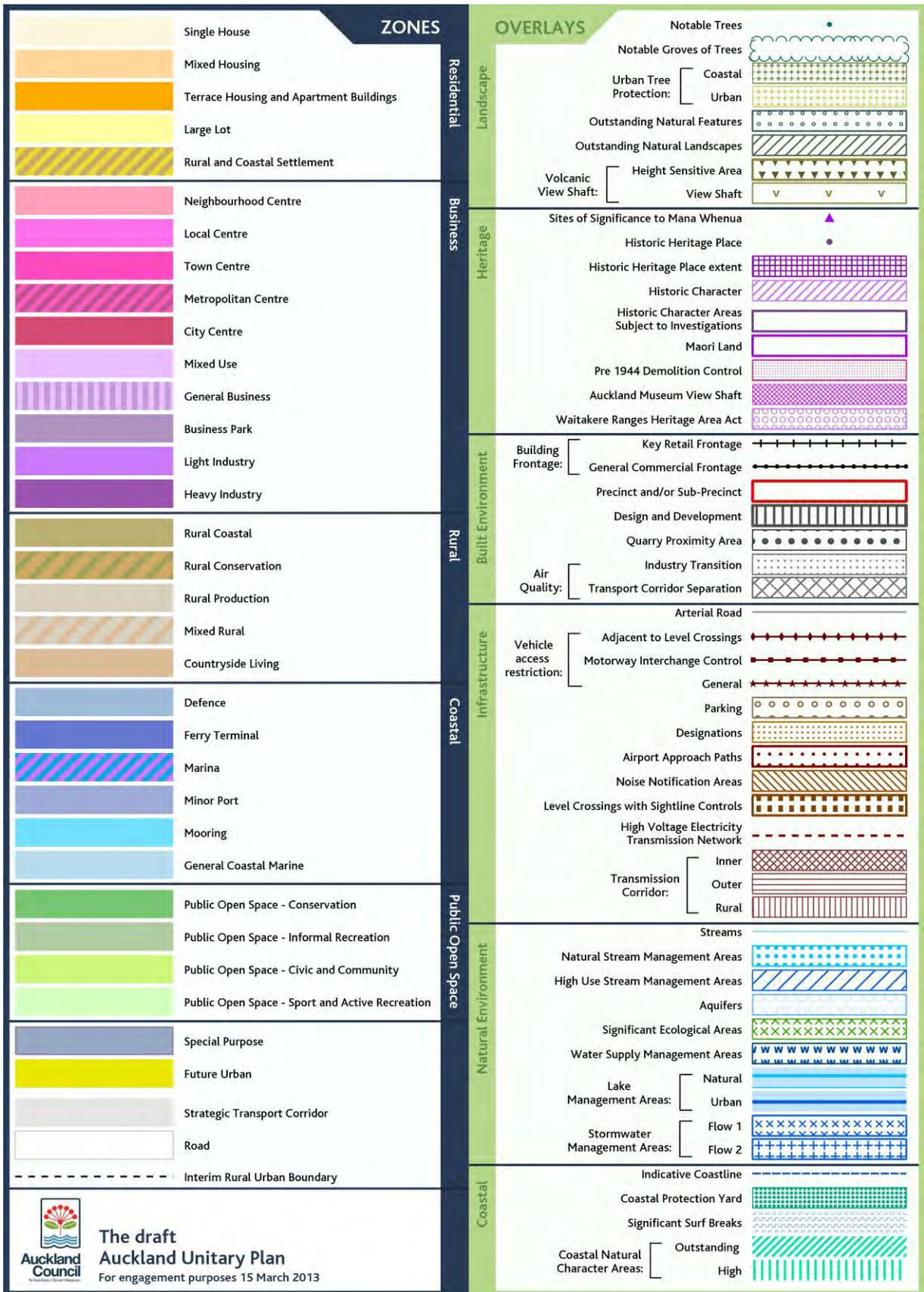
Draft Unitary Plan zoning as at March 2013.











Appendix 3 Certificate of title

REGISTER

(Land and Deeds—4.)
(Form—B.)

NEW ZEALAND. (Office)



Vol. Folio
Transfer No.
Application No. 7120
Order for N/O No.

Register-book,
Vol. 384 folio 60

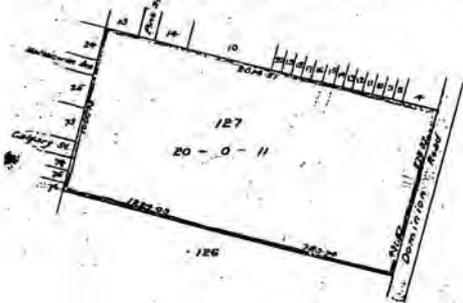
DUPLICATE DESTROYED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventh day of December one thousand nine hundred and twenty three under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that HERBERT WAYNE SWEETON Gentleman, JOHN PETER HOXTON Merchant, JOHN VISDOM SHACKELFORD Manufacturer's Agent, WALDO WALLIS SHACKELFORD Indenter, ALFRED CLARKE CAUGHEY Merchant, and ERNEST HERBERT SPITZER Merchant, are seized of an estate in fee simple as tenants in common in equal shares 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 Twenty seven and eleven perches more or less situated in the Borough of Mount Eden being allotment 127 of section 10 of the Suburbs of Auckland the said parcel of land being more particularly delineated by a plan deposited in the Land Registry Office at Auckland on No. 17017.

METRIC AREA IS

8.1215 ha
8.1215 ha



Transfer No. 17654 & 17655 The Registered Proprietors to the Mayor, Councillors and Burgesses of the Borough of Mount Eden being a dedication of Calgary Street, Halesowen Avenue and Pine Street on plan 17096 for public roads produced 13/3/24 at 10.2 a.m.

Transfer No. 17720 The Registered Proprietors to husband Henry Adams and Charles Percy Hine as tenants in common in equal shares of lot 82 plan 17096 produced 17/4/24 at 11 a.m.

Transfer No. 17720 The Registered Proprietors to husband Henry Adams and Charles Percy Hine as tenants in common in equal shares of lots 83 and 84 plan 17096 produced 28/5/24 at 11.5 a.m.

Transfer No. 17729 The Registered Proprietors to Arthur Dawson of lot 131 plan 17096 produced 26/6/24 at 2.40 p.m.

Transfer No. 17809 The Registered Proprietors to husband Henry Adams and Charles Percy Hine as tenants in common in equal shares of lot 85 plan 17096 produced 29/8/24 at 12.30 p.m.

OVER
398/176

384/60

No	From	To	Rt.	Plan	Produced	Best of Page	New 3/4
181958	James Charles Wiggins	124	17096	5-9-24 at 11:30am	adherent	378/234	
182015	William Alexander Willett	114	17096	5-9-24 at 10:20am	adherent	381/247	
182023	McGregor Bros Limited	107	17096	5-9-24 at 11:50am	adherent	378/238	
182076	Wilbur Elliott Blake	115	17096	13-9-24 at 10:40am	adherent	210/218	
182665	McGregor Bros Limited	105	17096	24-9-24 at 11:20am	adherent	210/217	
182807	Blanche John Klumbelau/Ketter	89	17096	24-9-24 at 2:25pm	adherent	208/220	
182804	McGregor Bros Limited	109	17096	2-10-24 at 11am	adherent	1408/295	
182954	James Southland	112	17096	7-10-24 at 11am	adherent	1101/247	
183260	William Sheriff Dewhurst	5	17096	16-10-24 at 12:5 pm	adherent	1101/220	
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184004	George Andrew Anderson	89	17096	1-12-24 at 2:50 pm	adherent	1104/110	
185000	William Cyril Nelson	2	17096	12-12-24 at 12:20	adherent	1101/184	
185128	Veronica O'Brien Allen	13	17096	15-12-24 at 11:40am	adherent	406/218	
185149	William M. Lamont	14	17096	15-12-24 at 11:40am	adherent	404/223	
185043	James Thomas Campbell	125	17096	17-13-24 at 10:15am	adherent	1104/241	
185789	McGregor Bros Limited	101	17096	15-1-25 at 10:30am	adherent	404/200	
185740	McGregor Bros Limited	99	17096	15-1-25 at 10:30am	adherent	1101/181	
186308	William Howard Macrae	95	17096	6/2/25 at 2:35pm	adherent	1106/222	
186735	William Macrae		17096	13/2/25 at 11:5 am	adherent	407/20	
186736	McGregor Bros Limited	110	17096	13/2/25 at 11:9 am	adherent	1109/21	
186961	William Spittle	1	17096	2/3/25 at 11am	adherent	109/199	
187521	William Howard Macrae	97	17096	9/3/25 at 10:50 am	adherent	410/53	
187521	William Howard Macrae as trustee in common unequal shares						
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189150	James Birkett Beluckie	58	17096	27/2/25 at 12:40pm	adherent	1113/214	
190500	James Katherine Paul	22	17096	15/2/25 at 2:20pm	adherent	1114/210	
192117	Alexander McDonald	47	17096	30/2/25 at 11:5 am	adherent	1117/73	
192115	John Macpherson	4	17096	5/3/25 at 7:20 am	adherent	1117/197	
192115	Robert A. Goodwin	98	17096	11/3/25 at 12:40pm	adherent	1120/1144	
192125	Matilda Sophia Brewster	6	17096	5/10/25 at 2:15/3pm	adherent	1123/18	
192129	George Andrew Anderson	91	17096	5-11-25 at 11:20am	adherent	1124/114	
192704	Charles Henry Anderson	81	17096	10-11-25 at 12:30pm	adherent	1124/114	
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192704	Charles Percy Hine as trustee in common unequal shares						
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192729	Robert Mackenzie	116	17096	22/1/25 at 2:45 pm	adherent	1126/218	
192729	James William Lewis	7	17096	15/1/26 at 2:50 pm	adherent	1127/10	
192729	Margaret Ann Battersby	51	17096	5/2/26 at 11:30 am	adherent	1128/246	
192729	Walker Emery	102	17096	10/3/26 at 12:40 pm	adherent	1129/291	
192729	Henry William Hynes	100	17096	15/3/26 at 10:31 am	adherent	1131/241	

REGISTER

NEW ZEALAND.

[CERTIFICATE OF TITLE.]



Register Book,

Vol. 384 Folio 60

L ^t	From	To	Lot	Plan	Particulars	Distances	How C ^t
200133			30	17026	17-4-26 at 10 am	at 10 am	433/181
200283			120	17026	20-4-26 at 10-20 am	at 10-20 am	433/260
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200953			112	17026	7-5-26 at 12-25 pm	at 12-25 pm	434/251
201374			79	17026	19-5-26 at 12-30 pm	at 12-30 pm	434/126
201855			20	17026	31-5-26 at 12-35 pm	at 12-35 pm	434/218
202254			50	17026	19-12-26 at 10 am	at 10 am	450/59
202340			52	-	14-12-26 at 2-15	at 2-15	450/212
202523			105	-	21-12-26 at 2-15	at 2-15	450/213
202555			46	-	8-2-27 at 12-15	at 12-15	452/26
20255			57	-	3-3-27 at 11 am	at 11 am	452/279
211297			73	74	7-4-27 at 12	at 12	455/175
211581			36	17026	5-5-27 at 10-50 am	at 10-50 am	456/104
211919			126	17026	6-5-27 at 10-25 am	at 10-25 am	456/211
211920			37	17026	6-5-27 at 12-10 pm	at 12-10 pm	456/212
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213132			24	17026	17-6-27 at 12-35	at 12-35	459/204
213198			104	17026	21-6-27 at 10-30	at 10-30	459/264
214186			80	17026	21-7-27 at 10-35 am	at 10-35 am	460/265
21456			102	17026	9-8-27 at 12-5 pm	at 12-5 pm	461/233
216415			130	17026	7-10-27 at 2-45	at 2-45	464/283
217272			44	17026	11-11-27 at 11-55	at 11-55	466/104
217082			45	17026	16-11-27 at 11-13 am	at 11-13 am	466/104
215116			35	17026	19-12-27 at 12-12	at 12-12	468/84
25286							
218948			16	17026	20-1-28 at 11-12	at 11-12	470/47
26171							
222459			127	17026	10-6-28 at 10-50 am	at 10-50 am	477/30
222472			40	-	13-6-28 at 11-54	at 11-54	477/31
225403			10	-	28-9-28 at 2-20 pm	at 2-20 pm	481/155
228276			49	-	23-1-29 at 12-29 pm	at 12-29 pm	481/239
228291							
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Appendix 4 Photographs

Calgary Street

Street number		Description	Contributor
41		Bungalow constructed 1926-7.	Contributor
43		Bungalow with modified windows.	Contributor
45		Bungalow with modified windows.	Contributor
46		Bungalow.	Contributor
47		Bungalow with modified windows.	Contributor

48		Bungalow.	Contributor
49		Bungalow.	Contributor
50		Bungalow.	Contributor
51		Bungalow with French doors added.	Contributor
52		Bungalow.	Contributor
53		Bungalow.	Contributor

54		Bungalow.	Contributor
55		Bungalow.	Contributor
56		Bungalow.	Contributor
57		Bungalow.	Contributor
58		Bungalow with modified front porch.	Contributor
59		Bungalow.	Contributor

60		Bungalow with modified front porch. Contributor
61		Bungalow. Contributor
62		Bungalow. Contributor
63		Bungalow constructed with windows. 1925-6 modified Contributor
64		Bungalow. Contributor
65		Art Deco cottage. Contributor

66		Bungalow.	Contributor
67		Bungalow intrusive addition.	behind front Non-contributor
68		Bungalow.	Contributor
69		Bungalow with altered front windows.	Contributor
70		Bungalow.	Contributor
71		Bungalow influenced by English style.	Contributor

72		Bungalow with in-filled front porch. Contributor
73		Bungalow influenced by English cottage style. Contributor
74		Bungalow. Contributor
75		Bungalow. Contributor
76		Bungalow. Contributor
77		Bungalow. Contributor

78		Bungalow.	Contributor
79		Bungalow with attic addition, but roof-form substantially retained.	Contributor
80		Bungalow.	Contributor
81		Bungalow.	Contributor
82		Bungalow.	Contributor
83		Earlier homestead modified in Bungalow style with some further modified windows.	Contributor

84		Bungalow.	Contributor
85		Art Deco cottage.	Contributor
86		Bungalow.	Contributor
87		Bungalow with modified lower floor and entrance.	Contributor
88		Bungalow.	Contributor
89		Bungalow.	Contributor

90		Bungalow.	Contributor
91		Two storey bungalow in brick. Built after the inter-war period.	Non-contributor
92		Bungalow.	Contributor
93		C1960s brick and tile flats.	Non-contributor
94		Bungalow with modified lower floor and entrance.	Non-contributor
96		Brick and tile flats.	Non-contributor

98



Bungalow.

Contributor

Dominion Road

Street number	Image	Description	Contributor
721		Showroom/warehouse designed in 1964	Non-contributor
725		Post-war factory converted to retail (believed to have replaced structure shown in 1940 aerial image).	Non-contributor
727-731		Inter-War Retail/Residential	Contributor
733-739		Post-War Brick and Tile Flats	Non-contributor
741-747		Post-War Brick and Tile Flats	Non-contributor
767-771		Inter-War Retail/Residential	Contributor

Halesowen Avenue

Street number		Description	Contributor
45		Bungalow with unsympathetic roof addition. However, a high level of originality is retained on the ground floor.	Contributor
46		Bungalow.	Contributor
47		Bungalow.	Contributor
48		Bungalow.	Contributor
49		Bungalow.	Contributor

50		Bungalow.	Contributor
51		Bungalow. Built after the inter-war period. (Could not be fully viewed, but is more evident from Pine Street.)	Non-contributor
52		Bungalow.	Contributor
53		Art Deco cottage. Built after the inter-war period.	Non-contributor
54		Bungalow.	Contributor

55		Bungalow.	Contributor
56		Bungalow in brick. Built after the inter-war period.	Non-contributor
57		Late Inter-War cottage with front addition. Built after the inter-war period.	Non-contributor
58		Bungalow.	Contributor
59		Bungalow.	Contributor

60		Bungalow. (Front window apparently replaced)	Contributor
61		Bungalow.	Contributor
62		Bungalow.	Contributor
63		Bungalow.	Contributor
64		Brick and tile cottage.	Non-contributor